

## Table of Contents

<u>Tab</u>	<u>Item</u>	<u>Page</u>
1	Summary	2
2	Introduction	4
3	Methodology	6
4	Significance	9
	<ul style="list-style-type: none"> <li>• Little Red Shop Local Historic District</li> <li>• Harmony Hall–Green Store Local Historic District</li> <li>• Hopedale Center Local Historic District</li> <li>• Seven Sisters Local Historic District</li> <li>• Bancroft Park Local Historic District</li> <li>• Lake Point Local Historic District</li> <li>• Hopedale Pond and Parklands Local Historic District</li> <li>• Draper Corporation Local Historic District</li> <li>• Current Relevance</li> </ul>	11 13 14 16 18 18 19 21 23
5	Justification of Boundary	25
6	Recommendation for By-Law	26
7	Bibliography	27
8	Appendix 1: Hopedale Village National Register Historic District Map (2002) and Proposed Local Historic District maps	
9	Appendix 2: Property Index for each proposed district	
10	Appendix 3: By-Law	
11	Appendix 4: Inventory Forms and Photographs of Intrusions	
	(A) Little Red Shop Local Historic District (B) Harmony Hall–Green Store Local Historic District (C) Hopedale Center Local Historic District (D) Seven Sisters Local Historic District (E) Bancroft Park Local Historic District (F) Lake Point Local Historic District (G) Hopedale Pond and Parklands Local Historic District (H) Draper Corporation Local Historic District – Draper Complex (I) Draper Corporation Local Historic District – Corporate Offices	
12	Appendix 5: Slides of Hopedale's Proposed Local Historic Districts	
13	Appendix 6: Map of Historic Hopedale Buildings	
14	Appendix 7: <i>Does Your Town Have a Local Historic District?</i> map	
15	Appendix 8: Hopedale Local Historic District Study Committee brochure	

# Tab 11

## Appendix 4: (Tab E)

### Bancroft Park Local Historic District

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	HOPA
<b>Historic Name:</b>	Bancroft Park
<b>Common Name:</b>	Draper Corporation Worker Housing
<b>Address:</b>	
<b>City/Town:</b>	Hopedale
<b>Village/Neighborhood:</b>	Hopedale
<b>Local No:</b>	B1
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Beal, John Williams; Chapman and Frazer; Cook, Robert Allen; Lewis, Edwin James Jr.; Manning, Warren Henry; Peabody and Stearns; Walker and Kimball
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Residential District; Workers Housing
<b>Significance:</b>	Architecture; Community Planning; Industry; Landscape Architecture; Social History
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Monday, January 29, 2018 at 3:02: PM

# **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

Bancroft Park is eligible for the NRHP by meeting the following criteria. It meets criteria A as a wonderful example of company worker duplexes designed, laid out and constructed by some of the most prestigious architects and landscape architects of the period. It meets criteria B as a paternalistic expression of the Draper family and by extension the Draper Corporation concern for good solid housing with many of the period refinements for their workers. It meets criteria C as a mix of Tudor and Colonial Revival detailing and forms draped over slightly varying footprints and capped with slightly varying roof forms. The intact group of double houses retains a very high quality of both fabric, space and landscape.

## **ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.**

Located to the west of the Draper factory on a slight knoll lay 30 double tenements set along the elliptical form of Bancroft Street. There is a service road splitting the middle of the island. The high style duplexes are clad with Tudor Revival, Colonial Revival and Dutch Colonial Revival detailing and form. There are approximately eleven variations of design. Page 14 of the Bancroft Area show how these forms are dispersed on Hopedale's landscapes. The building footprints, rectangular, t or u shaped carried 2 1/2 story, gable and/or gambrel roof with dormers buildings each having 2 chimneys. Exterior finishes were cedar shingle with painted trim but most now have asbestos, aluminum or vinyl siding. Frequently one finds porch/entry/foyers. The tall vertical orientation of the duplexes allowed for maximum light and ventilation with each unit having 20 or more windows. Note the decorative shutters. Each unit had a hot air furnace by coal with gas and electricity introduced around 1910. Previous to 1910 kerosene was used for light. The buildings are sited on small lots but mature deciduous trees, curvilinear road with sidewalks and granite curbs enhance each property.

## **HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.**

Paralleling Ebenezer Howard's English "Garden City" movement and corporate America's "Welfare Work Conditions" movement the Drapers hired William H. Manning, landscape architect and solicited building designs from Robert Allen Cooke, Milford architect as well as Boston architects, Peabody & Sterns, Edwin J Lewis, Jr., J. Williams Beauchamp & Frazier and Walter & Kimball in order to develop Bancroft Park, 1898-1903. Manning utilized loop roads and contour planning to retain the natural beauty and tree cover of the site. The architectural designs harkened back to our Colonial roots and English architectural influences. From the Draper's standpoint all provided social opportunity, low cost housing surrounded by open space yet within walking distance of work. The "Welfare Work Conditions" movement suggested Corporations provide physical surroundings to enhance a workers life. Bancroft Park was the first subdivision of workers housing built in Hopedale. The project won several international and national awards at housing conferences. The model project was acknowledged in the Paris Exposition, 1900; St. Louis, 1904; Liege, 1905 and Milan, 1906.

## **BIBLIOGRAPHY and/or REFERENCES**

Boston Globe June, 1910  
 Boston Chats # 45 Dec. 1905  
 Milford Daily News April 17, 1978 "Charles Merrill's Memoirs"  
 Photographic Collection, Hopedale Library, lower level  
 Paul Smith, The American City December, 1915 Vol 13 pp 474-476

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

Hopedale

Form No:

B 5-1

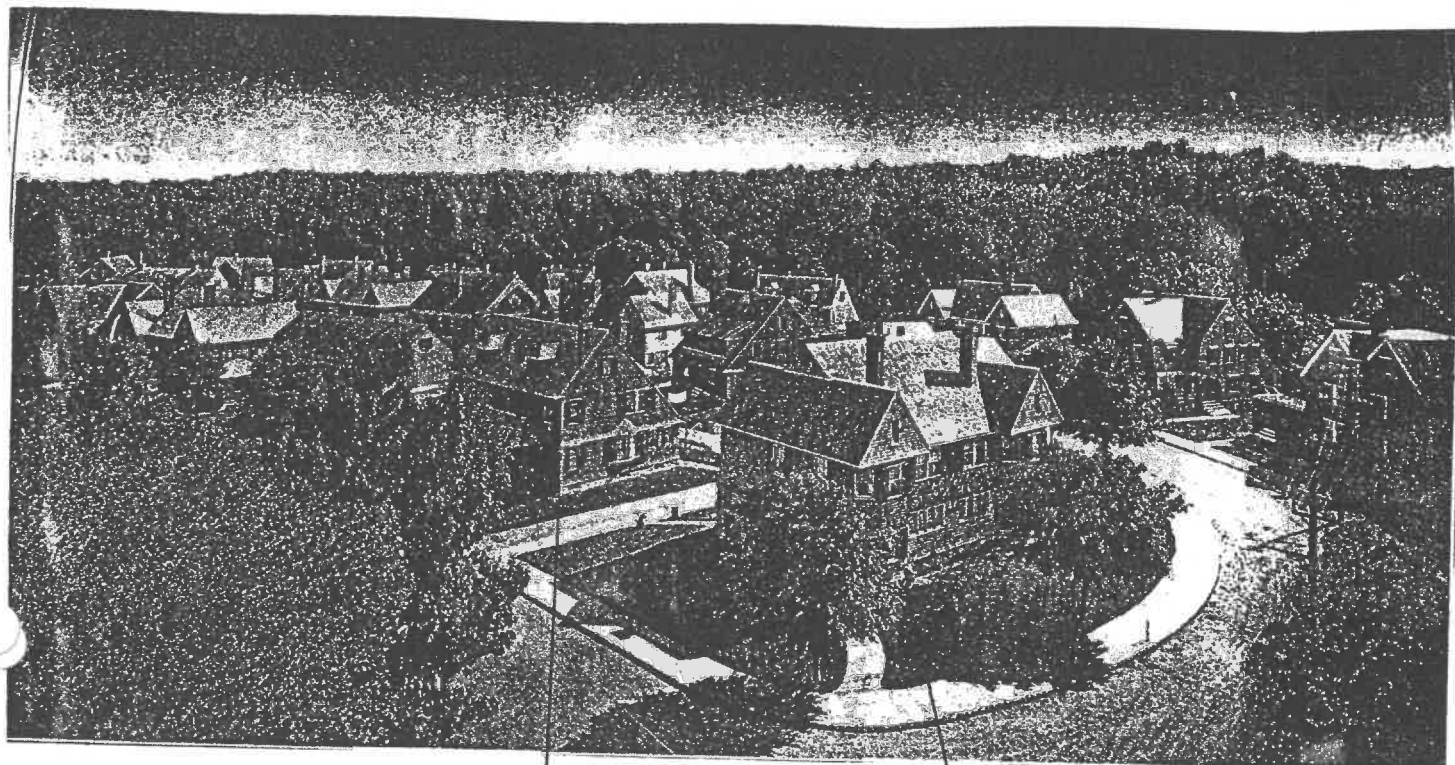
B 5-72

Property Name: Bancroft Park

pg 12

Indicate each item on inventory form which is being continued below.

*Hop. A*



B 5-3

B 5-1

COTTON CHATS

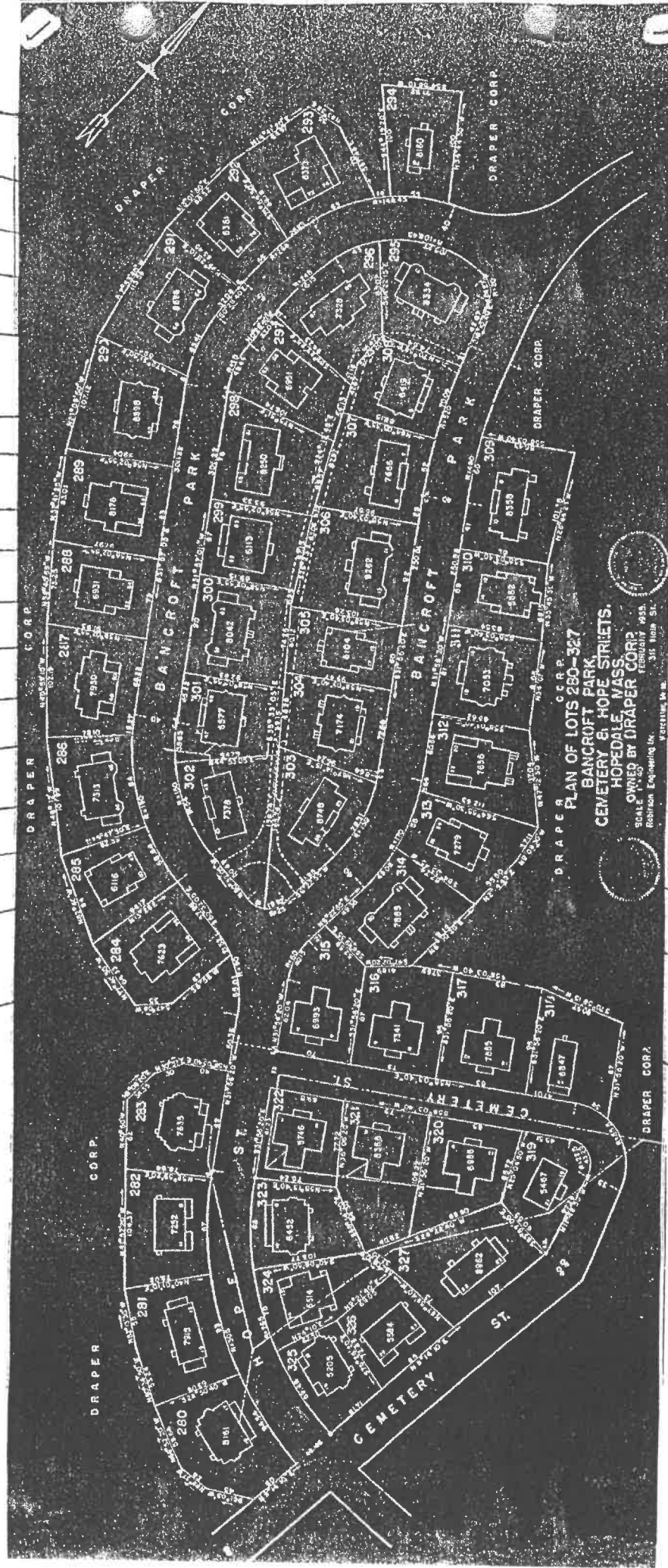
DRAPER COMPANY, HOPEDALE, MASS  
NO. 95. SEPTEMBER, 1910.

Staple to Inventory form at bottom

B1 BANCROFT PARK  
 (1898-1903)  
 HOPEDALE, MA

ng 2  
 HOP.A

05-36 05-40 05-43 05-44 05-45 05-46 05-47 05-51 05-52 05-54 05-55 05-56 05-57 05-64 05-68 05-72



05-28 05-29 05-30 05-31 05-32 05-33 05-34 05-35 05-36 05-37 05-38 05-39 05-40 05-41 05-42 05-43 05-44 05-45 05-46 05-47 05-48 05-49 05-50 05-51 05-52 05-53 05-54 05-55 05-56 05-57 05-58 05-59 05-60 05-61 05-62 05-63 05-64 05-65 05-66 05-67 05-68 05-69 05-70 05-71 05-72

NOTE: Property address are also on each building.  
 Prepared by Preservation Services, Inc., Mendon, MA

HISTORIC NAME/  
RESOURCE

MHC #

STREET ADDRESS

DATE

STYLE

320 B-5-1	Draper Worker Duplex	1-71 Bancroft Park	c.	1896-1903	Tudor Revival
321 B-5-3	ditto	3-5 Bancroft Park	c.	1896-1903	Colonial Revival
322 B-5-7	ditto	7-9 Bancroft Park	c.	1896-1903	Dutch Colonial
323 B-5-8	ditto	8-10 Bancroft Park	c.	1896-1903	Tudor Revival
324 B-5-11	ditto	11-13 Bancroft Park	c.	1896-1903	Tudor Revival
325 B-5-12	ditto	12-14 Bancroft Park	c.	1896-1903	Dutch Colonial
326 B-5-15	ditto	15-17 Bancroft Park	c.	1896-1903	Dutch Colonial
327 B-5-16	Draper Worker Duplex	16-18 Bancroft Park	c.	1896-1903	Colonial Revival
328 B-5-19	ditto	19-21 Bancroft Park	c.	1896-1903	Colonial Revival
329 B-5-20	ditto	20-22 Bancroft Park	c.	1896-1903	Tudor Revival
330 B-5-23	ditto	23-25 Bancroft Park	c.	1896-1903	Tudor Revival
331 B-5-24	ditto	24-26 Bancroft Park	c.	1896-1903	Dutch Colonial
332 B-5-28	ditto	28-30 Bancroft Park	c.	1896-1903	Tudor Revival
333 B-5-36	ditto	36-38 Bancroft Park	c.	1896-1903	Tudor Revival
334 B-5-40	Draper Worker Duplex	40-42 Bancroft Park	c.	1896-1903	Dutch Colonial
335 B-5-43	ditto	43-45 Bancroft Park	c.	1896-1903	Dutch Colonial
336 B-5-44	ditto	44-46 Bancroft Park	c.	1896-1903	Tudor Revival
337 B-5-47	ditto	47-49 Bancroft Park	c.	1896-1903	Colonial Revival
338 B-5-48	ditto	48-50 Bancroft Park	c.	1896-1903	Colonial Revival
339 B-5-51	ditto	51-53 Bancroft Park	c.	1896-1903	Tudor Revival
340 B-5-52	ditto	52-54 Bancroft Park	c.	1896-1903	Colonial Revival
341 B-5-55	Draper Worker Duplex	55-57 Bancroft Park	c.	1896-1903	Colonial Revival
342 B-5-56	ditto	56-58 Bancroft Park	c.	1896-1903	Tudor Revival
343 B-5-59	ditto	59-61 Bancroft Park	c.	1896-1903	Tudor Revival
344 B-5-60	ditto	60-62 Bancroft Park	c.	1896-1903	Colonial Revival
345 B-5-63	ditto	63-65 Bancroft Park	c.	1896-1903	Colonial Revival
346 B-5-64	ditto	64-66 Bancroft Park	c.	1896-1903	Tudor Revival
347 B-5-67	ditto	67-69 Bancroft Park	c.	1896-1903	Dutch Colonial
348 B-5-68	Draper Worker Duplex	68-70 Bancroft Park	c.	1896-1903	Dutch Colonial
349 B-5-72	ditto	72-74 Bancroft Park	c.	1896-1903	Colonial Revival





11-13 Bancroft Park # 326



12-14 Bancroft Park # 326



15-17 Bancroft Park # 326



16-18 Bancroft Park # 327

Hopedale, MA pg 4

Hop.A





28-30 Bancroft Park #132



36-38 Bancroft Park #133



40-42 Bancroft Park #134

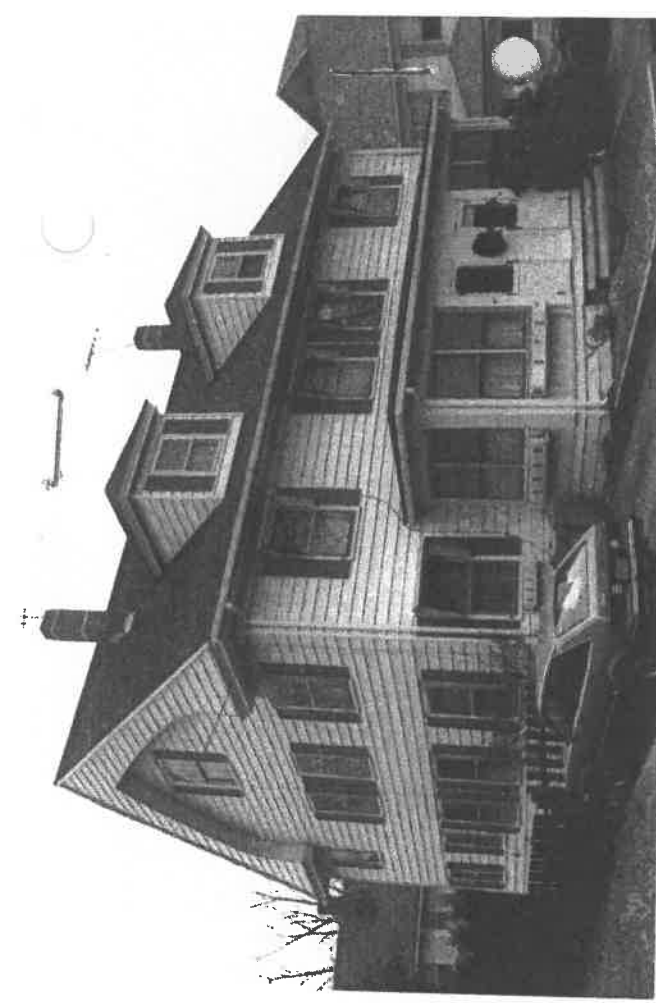


43-45 Bancroft Park #135  
HOPDALE, MA pg 6

HDP.A



52-54 Bancroft Park # 210



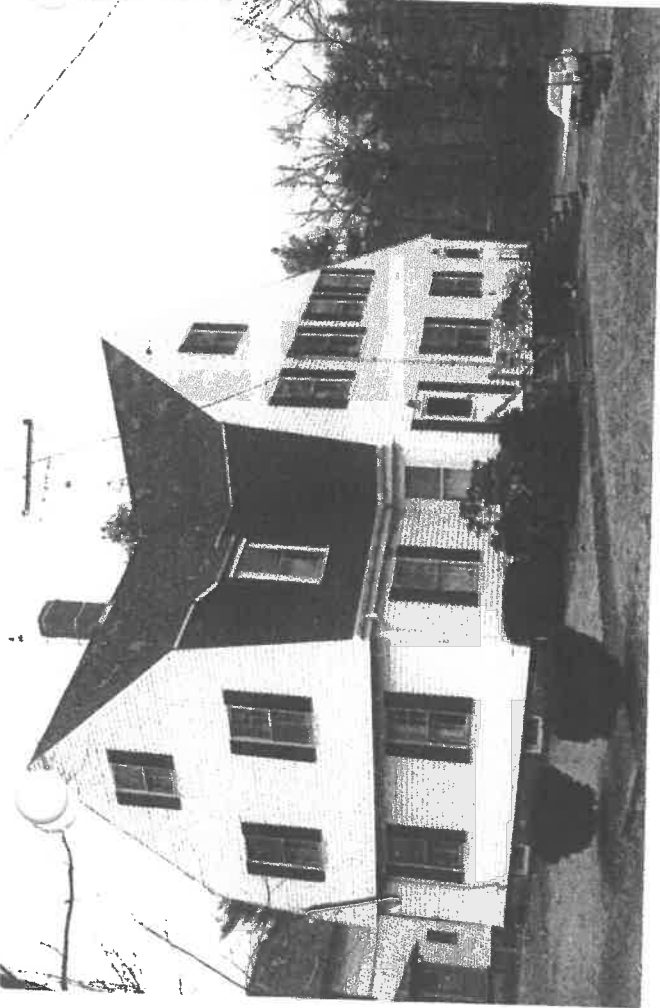
55-57 Bancroft Park # 211



56-58 Bancroft Park # 212

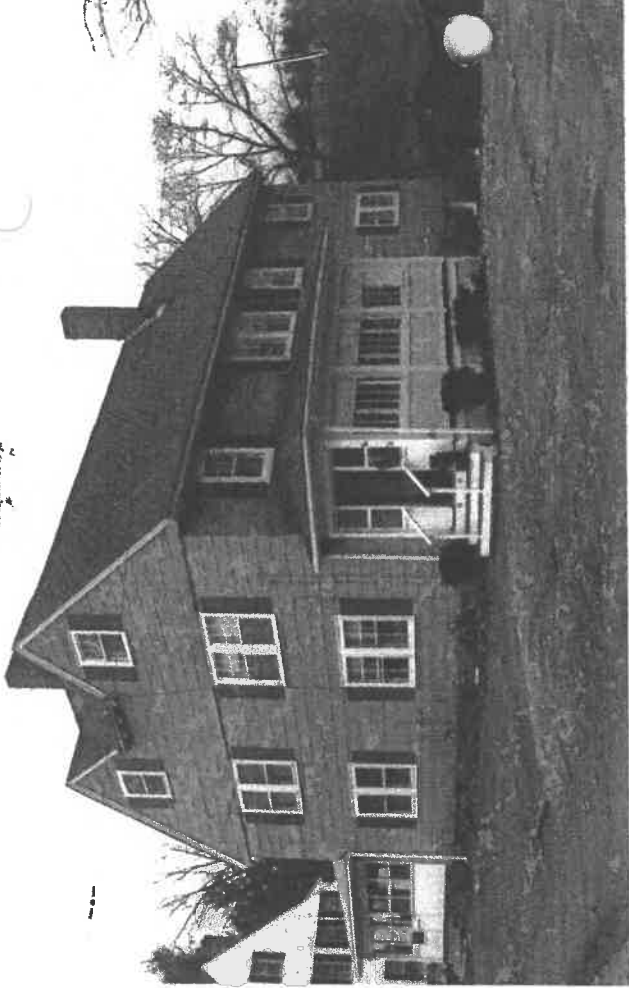


59-61 Bancroft Park # 343 Hop. A  
Hopedale, MA pg 8

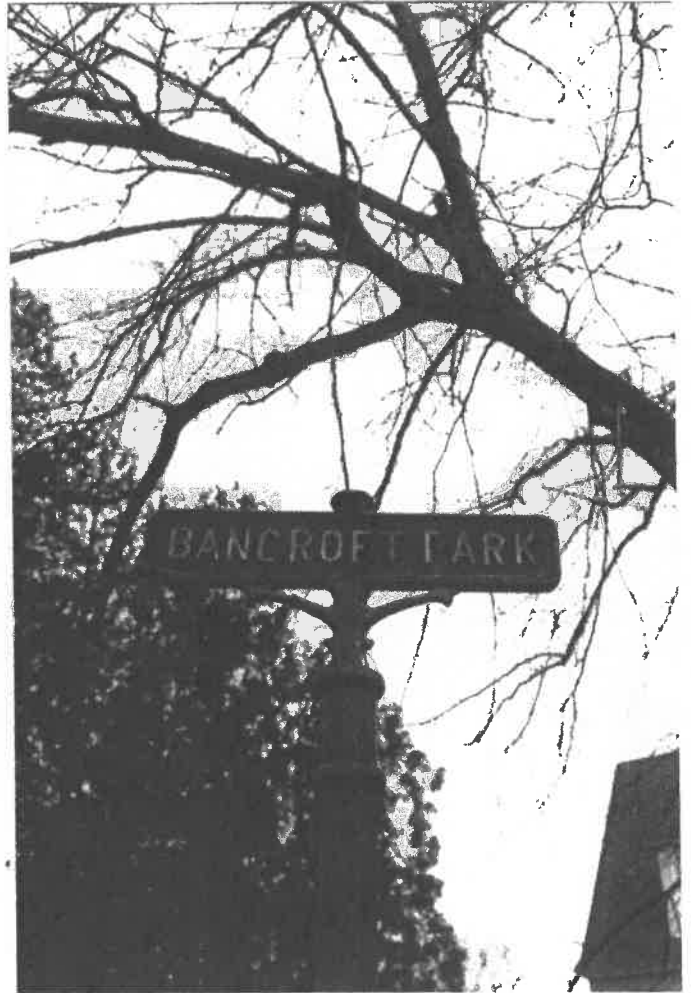


ad 318

68-70 Bancroft Park



72-74 Bancroft Park



Hopedale, MA

pg 10

Hop.A

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** HOP.800  
**Historic Name:** Hopedale Village Cemetery  
**Common Name:**  
**Address:** 2 Fitzgerald Dr  
**City/Town:** Hopedale  
**Village/Neighborhood:** Hopedale  
**Local No:** 011-172,172-1, 28-802  
**Year Constructed:** r 1850  
**Architect(s):** Manning, Warren Henry  
**Architectural Style(s):**  
**Use(s):** Burial Ground  
**Significance:** Art; Community Planning; Landscape Architecture;  
Religion  
**Area(s):** HOP.L: Hopedale Village Historic District  
**Designation(s):** Nat'l Register District (06/12/2002)  
**Building Materials(s):**



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, February 23, 2018 at 4:10: PM



# NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

As an integral part of the Draper Historic District meets Criteria B as the burial ground for many of the Drapers, Bancroft, and other critical members who influenced the development of the Draper Historic District. It also meets Criteria C as a planned industrial cemetery by William Manning around 1888.

## GENERAL ASSESSMENT OF ART WORK Describe materials used, designs, motifs, symbols that are either common or unusual, known carvers.

The earliest segment of the cemetery is located on a raised knoll. The knoll is dotted with marble markers and obelisks dating from the 1850's. The marker material would have come from the Proctor, Vermont area. Many of the typical motifs are hands pointed to heaven, lambs, flowers, hearts, etc. The marble markers have both round and Gothic inspired pointed tops. The tone of the cemetery is set by the planned industrial community where it is located. Large granite mausoleums draped in classical design punctuate the undulating terrain. Many of the mausoleums are tributes to the industrialists: Drapers, Bancrofts, et al who developed Hopedale. In addition to providing a decent burial place, these industrial cemeteries laid out with carriage paths, gardens nestled in mature forests were designed to serve as reminders of the great past and as an encouragement to local patriotism or boosterism. There are also a large number of polished granite markers typical of post World War II.

**HISTORICAL SIGNIFICANCE** Explain religious affiliations, major period of use and evaluate historical importance of burial ground within the community.

The Hopedale Village Cemetery is a good example of the forethought and planning utilized in the establishment of Hopedale. The Cemetery was laid out by Adin Ballou himself, before anyone had died. Approval for the Cemetery was voted by the Community April 8, 1845, after the purchase of the Cooke Estate. The Cemetery was located between the wood lot of Henry Chapin to the west, and the widow Amasa Parkhurst's meadow on the east.

As described by Ballou, the cemetery is, "not very far away, and yet sufficiently removed from the bustle and toil of our common everyday life to insure that quiet which is becoming a place of sepulture and conducive to self-recollection, meditation, and communion with the spirits of those who are not lost but gone before."

In October 1886, the Village Improvement Society was formed, and their first task was enlarging and designing the layout of the cemetery along with appropriate plantings. To this day, the Cemetery is still used for burials and as a public park where the townspeople can find peace and quiet in a beautiful setting.

## BIBLIOGRAPHY and/or REFERENCES

1851 map; 1898 map, showing current configuration.

Ballou, Adin. History of the Town of Milford. Boston: Franklin Press: Rand, Avery and Co. 1882 p.311

Ballou, Adin. History of the Hopedale Community. Boston: Lowell, MA: Thompson and Hill - Vox Populi Press, 1897. 8/85

# Tab 11

## Appendix 4: (Tab F)

### Lake Point Local Historic District



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** HOP.B  
**Historic Name:** Lake Side Group  
**Common Name:** Draper Corporation Worker Housing  
**Address:**  
**City/Town:** Hopedale  
**Village/Neighborhood:** Hopedale  
**Local No:** B2  
**Year Constructed:**  
**Architect(s):** Beal, John Williams; Cook, Robert Allen; Lewis, Edwin James Jr.; Peabody and Stearns; Shurcliff, Arthur Asahel; Walker and Kimball  
**Architectural Style(s):**  
**Use(s):** Residential District; Workers Housing  
**Significance:** Architecture; Community Planning; Industry; Landscape Architecture; Social History  
**Area(s):**  
**Designation(s):**  
**Building Materials(s):**



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Monday, January 29, 2018 at 4:20: PM

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

Lake Side Group is eligible for the NRHP by meeting the following criteria. It meets criteria A as a wonderful example of model company worker duplexes, designed, planned and constructed by some of the prestigious architects and landscape architects of the period. It meets criteria B as a paternalistic expression of the Draper family and by extension the Draper Corporation concern for well designed housing with many of the periods refinements for their workers. It meets Criteria C as a mix of Tudor Revival and Colonial Revival detailing and forms draped over slightly differing footprints and capped with varying roof forms. The intact group of double houses retains a very high quality of both spatial form, fabric and surrounding landscape.

**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other areas within the community.

Located to the north of the Draper factory on a knolled peninsula are 31 double family houses along Lake, Progress and Soward Street. The area was developed between 1895 and 1912. The high style duplexes' form and cladding draw from the Tudor Revival, Colonial Revival and Dutch Colonial Revival design mediums. The Lake Side group are in keeping with the contium of site and building development principles found at Bancroft Park, area B1 as well as area B3 and B4. House B45-1 was designed by Peabody and Stearns. House B45-3 and B45-11 was designed by Milford architect Robert Allen Cook. He also provided construction management services for the whole project. Edwin J. Lewis, Jr. designed B45-9, B45-13 and B45-15. Architects Walter & Kimball designed B45-17. J. William Beal designed B45-3, B45-7 and B71-15. All the units had 6 rooms and some an attic chamber. Most of the building were rectangular, 2 1/2 story with gables and wings. Most building were 1,500 sq. ft. to 1,700 sq. ft. or 750 to 1,000 sq. ft. per unit. The essence was that the several architects, evoked several styles yet as a group there was a cohesiveness, and harmony.

**HISTORICAL SIGNIFICANCE** Explain historical importance of area and how the area relates to the development of other areas of the community.

In the tradition of model company housing and site development, Draper Corporation hired Arthur Shurcliff, originally Shurtleff until 1930's, to prepare site plans for Lake Point in 1910. Shurcliff, a graduate of MIT and Harvard had worked for the Boston Park Commission and the US Emergency Fleet Corporation which planned and developed shipbuilding towns during WWI. Following the trends of the English "Garden City" movement, Shurcliff designed a small residential enclave which perserved and enhanced the natural elements of the area. Every lot on Lake Street had a view of the water. Loop roads, service roads, contour planning and public utilities like water provided a dramatic site. Buildings were situated to face the water on the inside of the roads edge thus leaving the water's edge as part of the public domain. Blasting added 12% to the base costs of each lot which had a final value of \$1,000. Each lot average 10,000 sq. ft. with a minimum of 40 feet seperating each building and set-back off the street from 25 to 35 feet. There is approximately 8 living units per acre. The average cost per double house added on to the base lot cost was \$6,600. As seen on pg 2 of this packette, the Lake Point Group had seen site and building elements completed by 1915. The Lake Point Group is a fine contribution to the principles of the Garden City as well as the social benevolence of the Draper Corporation. As noted by treasurer, George A. Draper, head road commissioner, the company was willing to spend \$20,000. a mile to build macadamized roads over trap rock with concrete sidewalks lined with cobblestone curbs to encourage the best workers to live and work in Hopedale.

**GEOGRAPHY and/or REFERENCES**

Brown, Frank C. Architectural Review ; April 1916, Vol. 21 Pg. 64-67  
 Draper Corp. Cotton Chats Dec. 1912, 1913, 1914, 1916 & Jan. 1946  
 Mark Smith, Hopedale, MA Post Card Collection. Lives at 3 Lake Street.  
 Smith, Paul R. American City, Town and Country Ed. 13, Dec. 1915 pg. 476-477

HDY.B

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:  Hopedale	Form No:  
Property Name: Lake Point Group	

pg 12

Indicate each item on inventory form which is being continued below.

B 29-188      B 29-122

B 41-12



Hopedale Library Special Photographic Collection C.1895



Hopedale Library Special Photographic Collection C. 1910  
Plate No. 178A

Staple to Inventory form at bottom

HDP.B

INVENTORY FORM CONTINUATION SHEETMASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

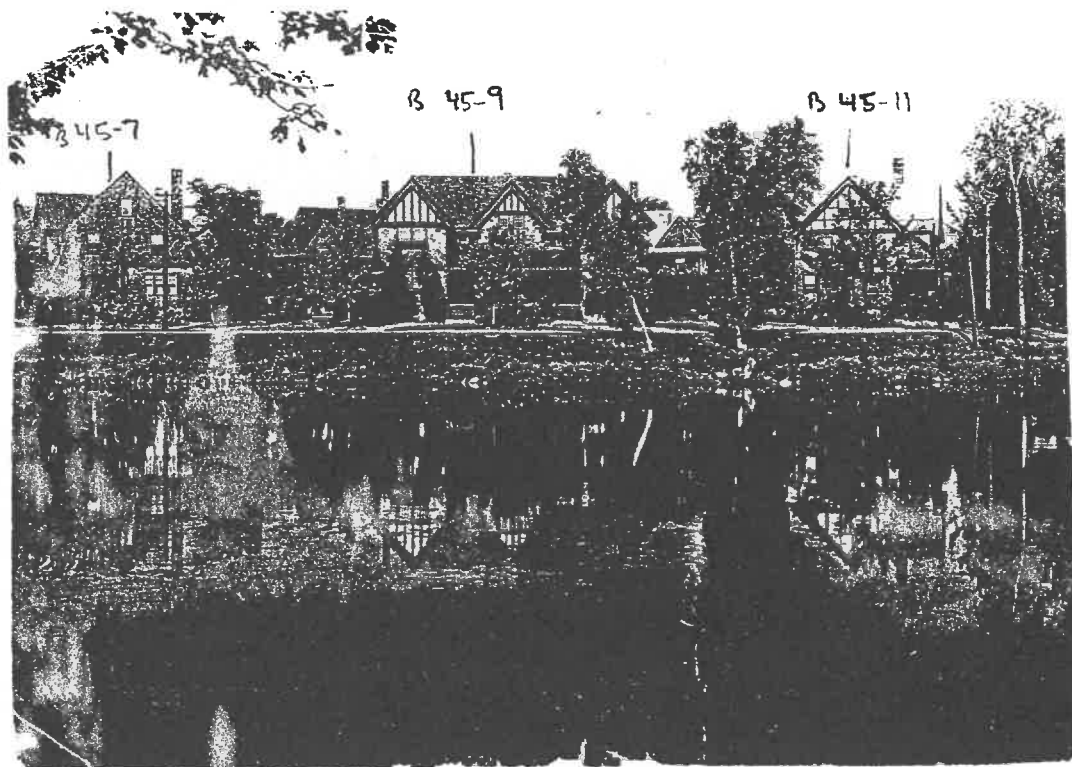
Form No:

Hopedale

Property Name: Lake Point Group

pg 14

Indicate each item on inventory form which is being continued below.



Draper Corporation Cotton Chats December 1912 # 122

B 45-3

B 45-5

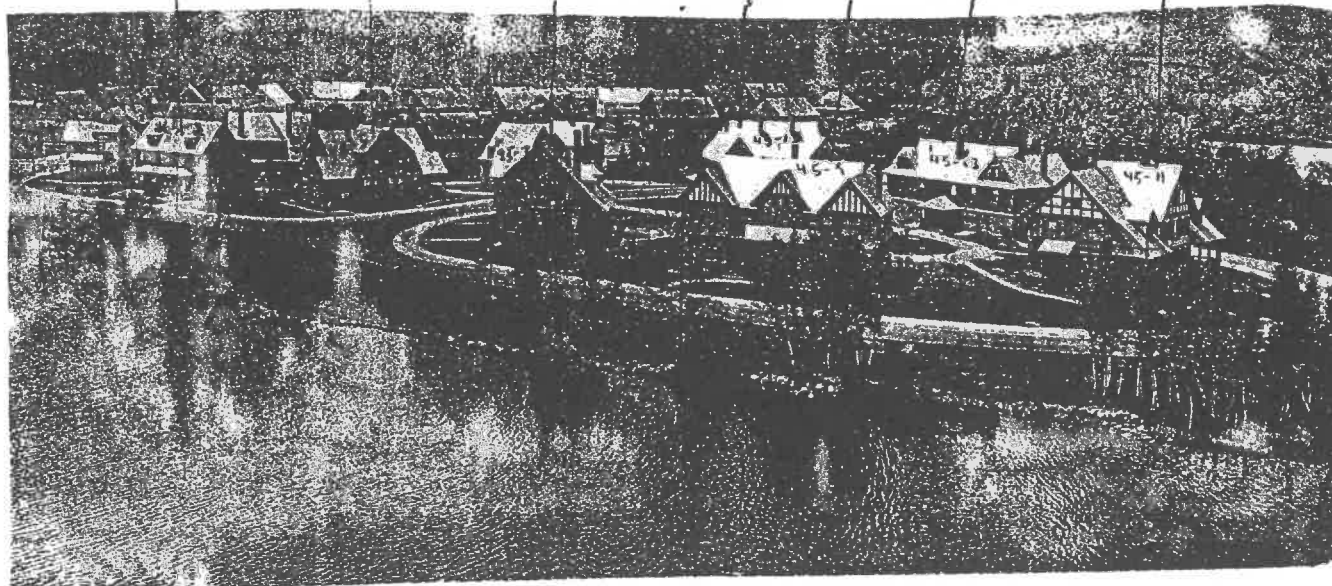
B 45-7

B 45-15

B 45-9

B 45-13

B 45-11



Draper Corporation Cotton Chats December 1912 # 122

Staple to Inventory form at bottom

HDP.B

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Hopedale	Form No:
Property Name: Lake Point Group	

pg 16

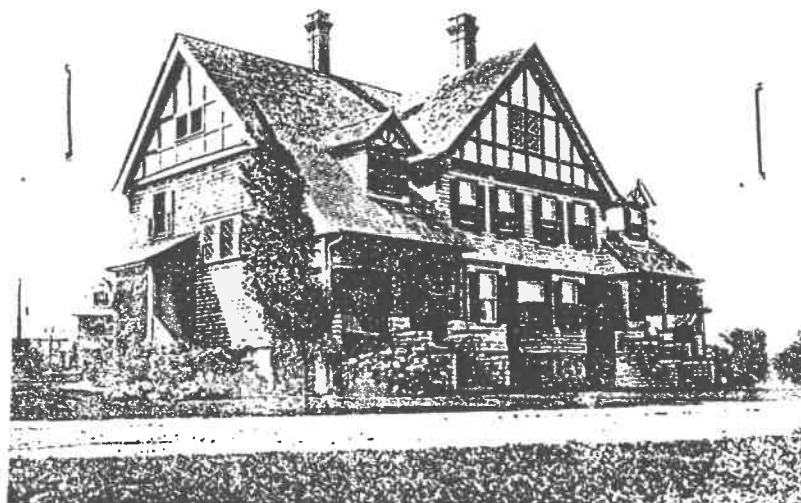
Indicate each item on inventory form which is being continued below.

B-45-7



Draper Corporation Cotton Chats December 1913

B-45-11



Draper Corporation Cotton Chats December 1913



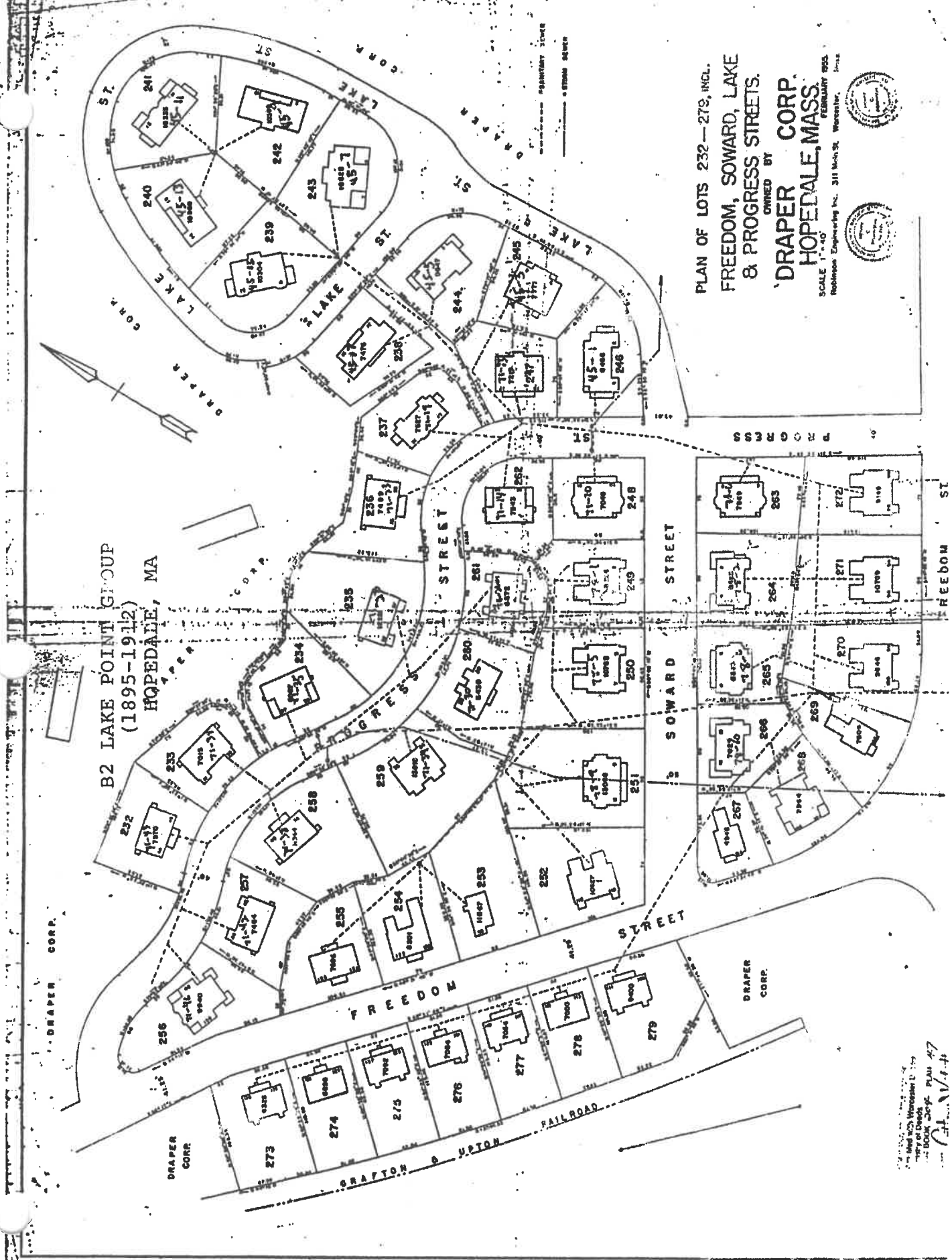
7/1/12

B2 LAKE POINT GROUP  
(1895-1912)  
HOPEDALE, MA

PLAN OF LOTS 232-279, INCL.  
FREEDOM, SOWARD, LAKE  
& PROGRESS STREETS.

OWNED BY  
**DRAPER CORP.**  
**HOPEDALE, MASS.**

SCALE 1"=40'  
FEBRUARY 1925  
Robinson Engineering Inc. 311 Main St. Worcester, Mass.



Property addresses are on each building. Prepared by Preservation Services, Inc. Mendon, MA





# 350  
1-2 Lake Street



# 351  
3-4 Lake Street



# 352  
5-6 Lake Street



# 353  
7-8 Lake Street

Hopedale, MA p 3

HDP.B



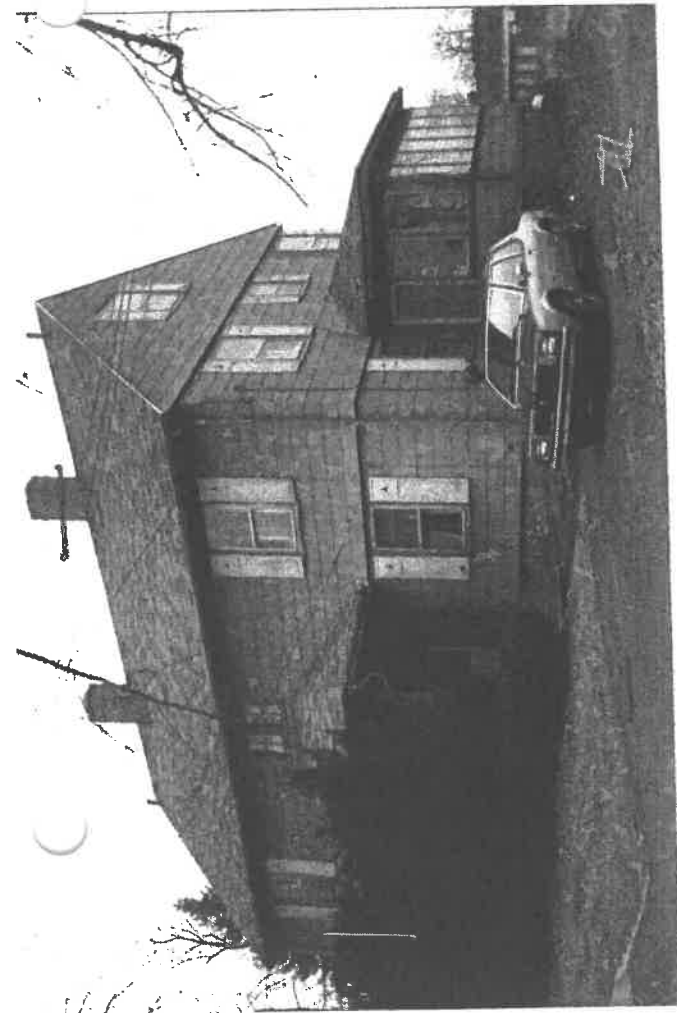
17-18 Lake Street # 352



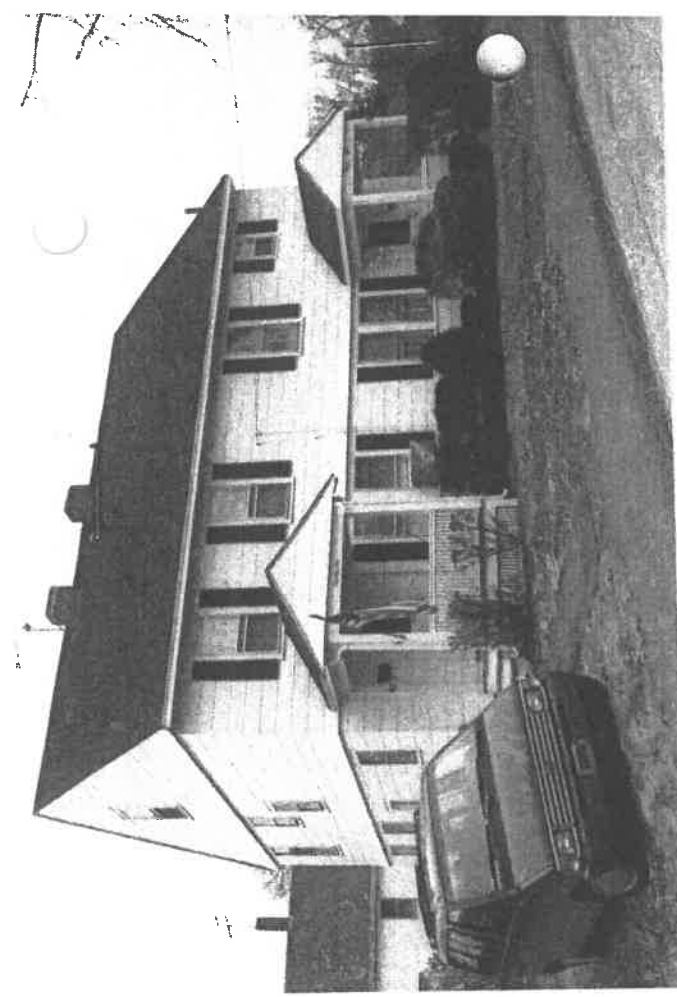
6-8 Progress Street # 354

Hopedale, MA p 5

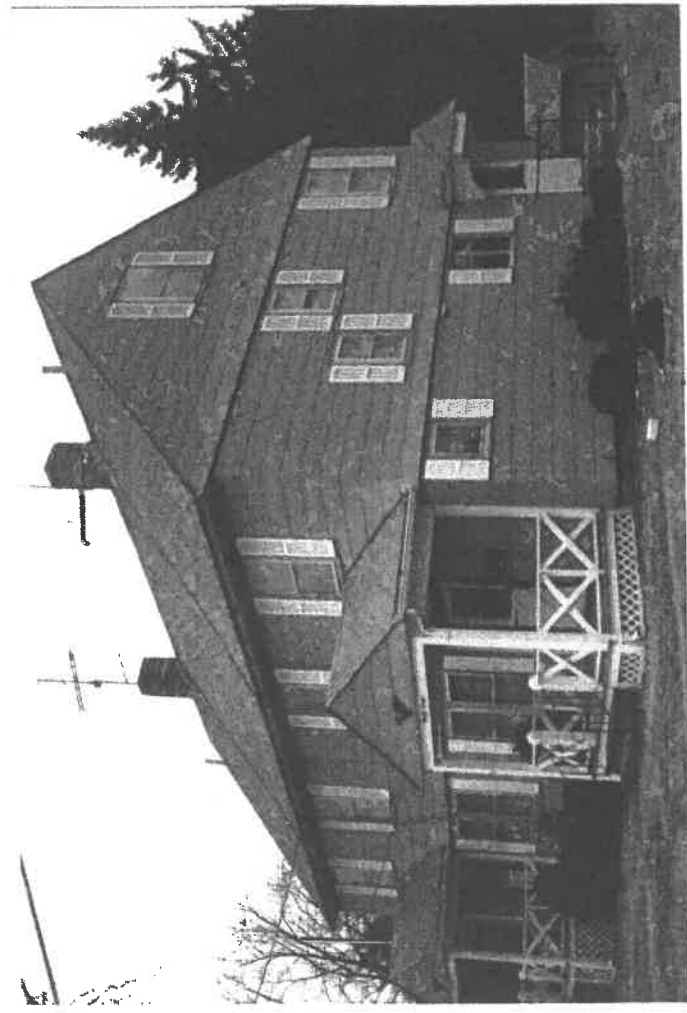
Hop. B



23-25 Progress Street rd 30-1



26-28 Progress Street rd 30-2



27-29 Progress Street Hope Dale, MA p 7



30-32 Progress Street rd 30-7

HDP.B



42-44 Progress Street



43-45 Progress Street



46 Progress/ 136 Freedom Street

Hdp. b





9-11 Soward Street

Hopedale, MA p 11



10-12 Soward Street

# Tab 11

## Appendix 4: (Tab G)

Hopedale Pond and  
Parklands

Local Historic District



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** HOP.900  
**Historic Name:** Parklands  
**Common Name:**  
**Address:** 162 Dutcher St  
Freedom and Dutcher Sts  
**City/Town:** Hopedale  
**Village/Neighborhood:** Hopedale  
**Local No:** 008-071, 41-900  
**Year Constructed:** 1898  
**Architect(s):** Manning, Warren Henry  
**Architectural Style(s):**  
**Use(s):** Park  
**Significance:** Community Planning; Conservation; Engineering;  
Industry; Recreation  
**Area(s):** HOP.J: Hopedale Village - Draper Village  
HOP.L: Hopedale Village Historic District  
**Designation(s):** Nat'l Register District (06/12/2002)  
**Building Materials(s):**



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Saturday, March 10, 2018 at 12:32 PM

**ADDITIONAL REGISTER CRITERIA STATEMENT (if applicable):**

The parklands meet criteria A as a civic park designed by William Manning and incorporating the principles of Olmstead. The parklands also are an expression of the "City Beautiful" interest in public spaces. The parklands meets criteria B as a design by landscape architect William Manning fulfilling the Drapers interest in providing public recreational space for its employees and the community. The parklands meets criteria C as a wonderful example of naturally designing a couple of hundred acres for human use.

**VISUAL ASSESSMENT** Describe topography and layout. Note structures such as bandstands, gazebos, sheds, monuments and fountains; note landscaping features such as formal plantings, bodies of water. Compare current appearance with original, if possible.

The Draper Mill flooded the river adjacent to the river to create the upper privilege, approximately 13 feet higher than the river south. The river and islands constitute 36 acres of the parklands. The remaining 237 acres are a mix of sandy glacial till and bedrock. The project combined parcels and included excavation, draining, filling and replanting. A ribbon trail system leads to scenic views and rock outcroppings and has outlets on to Hopedale, Dutcher, Hazel and Freedom Streets. Tree stands include yellow and white pine, white and red oak, chestnut, varieties of maples, white and grey birch, and hemlocks. Some wetland areas are in evidence. Near Hopedale Street are a beach area (1899), and a bathhouse (1904). The western part of the park is traversed by the Grafton and Upton Railroad lines.

**ISTORICAL SIGNIFICANCE** Discuss types of use and major period of use, evaluate importance withi

The parklands were designed by William H. Manning and exhibit the influence of the Olmsted firm, for whom Manning had worked. After first recommending a greenbelt between Hopedale and Milford, Manning's second choice was the land surrounding the reservoir, and he worked on this design from 1890-1914. This land combined several properties and required extensive surveying, draining, filling and planting. At one time 40 men were employed grading and planting. The main objective was to keep the pond and park as natural as possible. A ribbon of trails winds in and around the shoreline and at the southern end of the park, near the marina, a beach was prepared for swimmers in 1899, and a bathhouse added in 1904. See page 4. Alvord's 1914 article is very descriptive of the evolution and botany of the park. The parklands are another example of the paternalism of the Draper Company. The Drapers combined utilitarianism with aesthetics. They protected the all-important water supply for the shop at the same time as creating a beautiful park which provided a natural setting for the recreation of its employees.

**IOGRAPHY and/or REFERENCES**

Alvord, James C. "What the Neighbors did in Hopedale"; Country Life in America 25 (January 1914): Vol. 24 pp. 61, 62, 80-82  
Cotton Chats March 1906 # 48  
Hopedale Business Directory 1907.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

pg 3

Community:

Hopedale

Form No:

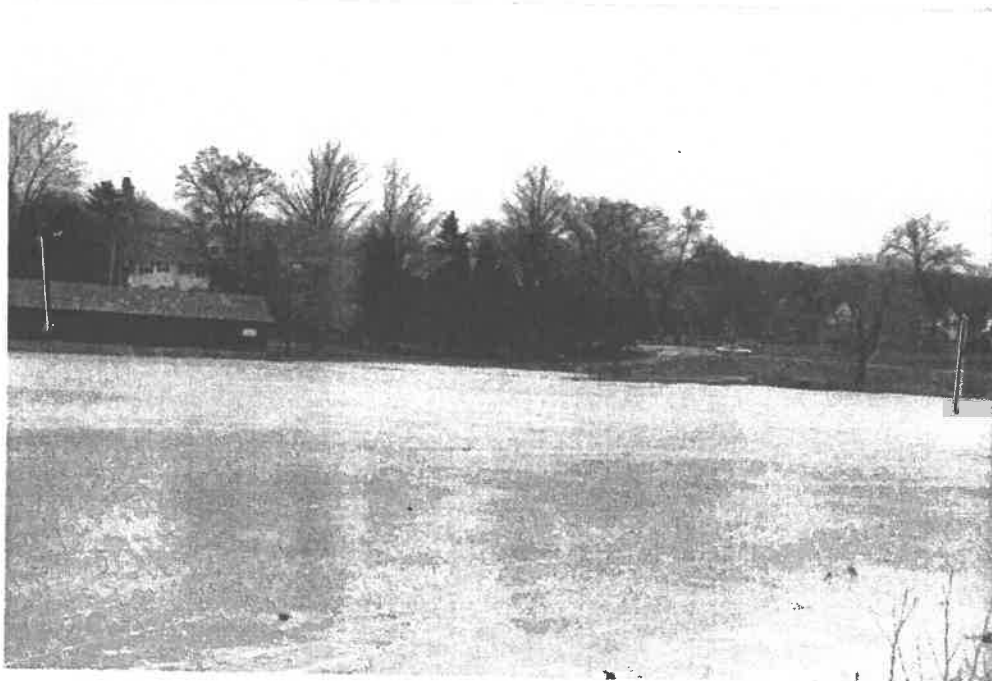
B 41-900

Property Name: Parklands

Indicate each item on inventory form which is being continued below.



Looking north over the parklands from Lake Point.



Looking east at the bath house and to the right the bandstand park, from Lake Point.

Staple to Inventory form at bottom

# INVENTORY FORM CONTINUATION SHEET

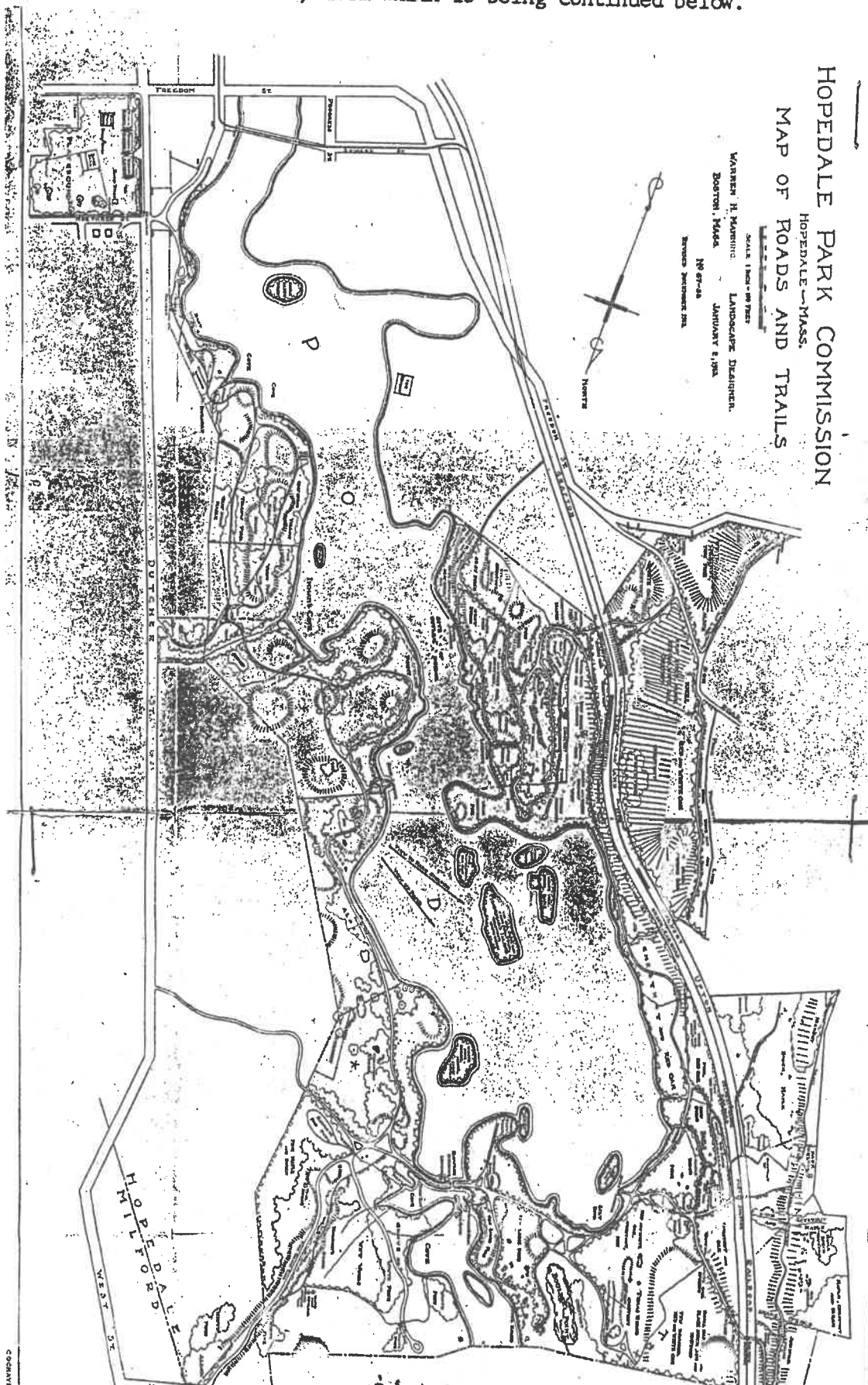
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

pg 5

Community:	Form No:
Hopedale	B-41-900
Property Name: Parklands	

HOP. 900

Indicate each item on inventory form which is being continued below.



# Tab 11

## Appendix 4: (Tab H)

Draper Corporation  
Local Historic District –  
Draper Complex

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** HOP.I  
**Historic Name:** Draper Corporation Factory Complex  
**Common Name:**  
**Address:**  
**City/Town:** Hopedale  
**Village/Neighborhood:** Hopedale  
**Local No:**  
**Year Constructed:**  
**Architect(s):**  
**Architectural Style(s):**  
**Use(s):** Abandoned or Vacant; Industrial Complex or District;  
Other Commercial  
**Significance:** Architecture; Community Planning; Engineering; Industry;  
Invention; Social History  
**Area(s):**  
**Designation(s):**  
**Building Materials(s):**

Digital Photo  
Not Yet  
Available

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Saturday, March 10, 2018 at 11:54 AM



**AREA FORM**

**ARCHITECTURAL DESCRIPTION** ☒ *see continuation sheet*

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

**HISTORICAL NARRATIVE** ☒ *see continuation sheet*

*Explain historical development of the area. Discuss how this area relates to the historical development of the community.*

**BIBLIOGRAPHY and/or REFERENCES** ☒ *see continuation sheet*

☒ **Recommended as a National Register District.** *If checked, you must attach a completed National Register Criteria Statement form.*

HOP. I

**INVENTORY FORM CONTINUATION SHEET**

Massachusetts Historical Commission  
 Massachusetts Archives Facility  
 220 Morrissey Boulevard  
 Boston, Massachusetts 02125

Community:  
 Hopedale

Area(s)  
 I

Property Address:  
 Depot, Dutcher, Freedom,  
 Hope, and Hopedale streets

Form No.  
 8, 9, 19-50, 905-910

**ARCHITECTURAL DESCRIPTION (continued)**

is the Sheet Metal Shop (MHC 37, ca.1941), a 7-by-4-bay building which is similar to its adjacent neighbors in materials, height, construction, and fenestration, but lacks ornamentation of any kind. A smaller, 1-story, brick-walled, flat-roof Truck Dock (MHC 38, ca.1941) with four large metal roll-type doors is attached to the south.

The Freedom Street elevation is similar in character to the Hopedale Street elevation in that it includes several brick-walled, regularly-fenestrated, flat-roof buildings of similar height. This long elevation consists of a mix of late nineteenth- to mid-twentieth-century buildings, and exhibits more of a range of rhythms and construction techniques. From east to west, the first facade encountered is the north wall of the Erecting Shop. Immediately west of this is the attached North Connecting Shop (MHC 31, ca.1892), a nine-bay, four-story facade with flush walls, segmental arch windows with rough granite sills and original nine-over-nine double-hung wood sash windows. A recessed street-level entrance is located in the west bay, and the roofline is marked by a bracketed wood cornice. Immediately to the west is the attached 6-bay facade of the Machine Shop (MHC 30, ca.1892), which is similar to the adjacent North Connecting Shop except for its protruding piers and slight front-gable roof. Immediately west is the Raceway, which flows under Freedom Street and the east end of the 43-bay facade of the Carpenter Shop, which is similar to the two buildings to the east, with two protruding 2-bay stair towers, and original wood sash windows. All three of these late nineteenth-century buildings are of fireproof construction with star-patterned, round truss rod washers at the bay divisions. Immediately west is the attached Dry Storage and Roughing Room (MHC 36, ca.1939), an 11- by 4-bay, flat-roof, steel-frame brick building. The smooth walls of the building are pierced by multi-pane, steel-sash windows with cast stone lintels. Drain-tile roof coping defines the crest of the flat parapet which encircles the roof. A small, shed-roof extension projects from the west end. The east and north elevations come right to the sidewalk on Hopedale and Freedom streets, and are the most visible parts of the Draper Corporation Factory Complex.

The attached buildings described above form an inverted "L" that brackets the Main Building Complex to the east and north. South and west of those sections, the Main Building Complex layout is complex. Most buildings in this area have brick walls and flat roofs. South of the Dry Storage and Roughing Room stands Storage Building No.1 (MHC 49, ca.1970) and Storage Building No.2 (MHC 50, ca.1970). Both are 1-story, windowless, steel-framed, metal-sided structures with roll-type truck doors and an attached, one-story, steel-frame superstructure to the west. East and south of those buildings is the attached Steel Storage Building (MHC 48, 1951), a 1-story building with an elevated truck dock with a corrugated metal awning. Immediately south is the attached Power Plant (MHC 34, ca.1900), a windowless building with a tall, brick chimney with a flared top that rises high above the Main Building Complex. Immediately west of the Power Plant is the Pattern Safe (MHC 39, ca.1897), a five-story, brick-walled, fireproof building notable for its unusual, intact, mechanically-actuated fire shutter system. This system consists of a network of drive rods and gears located on the southwest corner of the building and connected to steel fire shutters next to each window on each floor. Regularly-spaced bands of windows include segmental-arch lintels and original wood sash.

South of the Pattern Safe is a cluster of foundry buildings that occupy the entire southwest quadrant of the Main Building Complex. At the northwest corner is the Iron Shed (MHC 42, ca.1902,1930), a rectangular, steel-frame building oriented at a skew to the others, with two roll doors, a high concrete foundation, bands of steel-sash, multi-pane windows and corrugated transite siding. This building is attached to the Foundry (MHC 41, ca.1903), a large, sprawling, one-story, steel-

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission  
 Massachusetts Archives Facility  
 220 Morrissey Boulevard  
 Boston, Massachusetts 02125

Community:  
 Hopedale

Area(s)  
 I

Property Address:  
 Depot, Dutcher, Freedom,  
 Hope, and Hopedale streets

Form No.  
 8, 9, 19-50, 905-910

ARCHITECTURAL DESCRIPTION (continued)

The No. 1 Hose House (MHC 23, ca.1900), located inside the Hopedale Street gate, south of the Main Building Complex, is a small, one-story, two-by-two bay, brick masonry building with a built-up, end-gable roof. The original pair of fire engine doors on the north elevation have been bricked in and now contain multi-pane, steel-sash windows. This elevation is surmounted by a pediment parapet. A tall, rectangular, tapering, brick hose drying tower rises from the south elevation of the building, and includes ventilation openings and decorative trim at the top.

Two free-standing buildings are located at the extreme northwest corner of the Factory Complex, where Freedom Street crosses the Grafton & Upton Railroad tracks. Located at the extreme northwest corner of the property, the No. 2 Hose House (MHC 21, ca.1900), is similar to the No. 1 Hose House. It is one story in height and has a built-up, end-gable roof. The original pair of fire engine doors on the east elevation have been bricked in and now contain multi-pane, steel-sash windows. This elevation is surmounted by a pediment parapet. A short tower with a steep, pyramidal asphalt-shingled roof rises from the west elevation of the building. Located east of the No.2 Hose House and the railroad tracks is the Oil House (MHC 22, ca. 1903), a simple, rectangular, one-story, brick-walled building with a corrugated metal roof.

Immediately south of the Foundry is the Tailrace, a stone-lined channel that directs waste power water away from the Factory Complex. Immediately north of the point where Hope Street crosses the Tailrace is the Railroad Bridge, a small, steel deck girder structure that carries the Grafton & Upton Railroad tracks over the Tailrace. Also south of the Foundry is the Paint Storage/Garage Building (MHC 24, 1930-1950), a one-story, rectangular, flat-roof, brick-walled building with a raised central block and large vehicular doors in the west elevation. It is owned and operated by a light industry and is the only occupied, active building in the Factory Complex. South of Hope Street at the southwest corner of the Factory Complex is the Oil Pump House (MHC 25, ca. 1941), a small, two-by-two-bay, one-story, shed-roof, brick pump shelter with a door on the north elevation and six-pane fixed windows with concrete sills. The Oil Tank Berm (MHC 90, ca.1941), located immediately south of the Oil Pump House, is an 8-ft-high, circular mound of tarred earth fill that was constructed to contain spills from a 150,000 gallon fuel oil tank (no longer extant). To the southwest is the Railroad Car Scale House (MHC 26, ca. 1941), a small, one-by-one-bay, one-story, flat-roof, brick building with steel-sash windows and a door on the southeast elevation. A large, vandalized Fairbanks-Morse railroad car scale is located inside the building.

Three free-standing buildings adjacent to the Draper Corporation Factory Complex are associated with the Grafton & Upton Railroad. East of the Railroad Car Scale House stands the Grafton & Upton Railroad Hopedale Station and Freight House (MHC 27, ca.1889), a one-story, four-by-two-bay, end-gabled, rectangular, timber-frame building with an asphalt shingle roof and clapboard siding. The main entrance is offset on the east elevation, and large service doors are located on the west, platform side. A small bay station operator's window is located on the west elevation. South of the Hopedale Station stands the Grafton & Upton Railroad Locomotive House (MHC 28, ca.1920). Wedge-shaped in plan, with two large locomotive doors in the south elevation, this building is constructed of reinforced concrete and has a shed roof. Immediately south is the Grafton & Upton Railroad Storage Shed (MHC 29, ca.1920), a small, timber-framed, gable-roof, clapboard-sided storage building.

Hop. I

**INVENTORY FORM CONTINUATION SHEET**

Massachusetts Historical Commission  
 Massachusetts Archives Facility  
 220 Morrissey Boulevard  
 Boston, Massachusetts 02125

Community:  
 Hopedale

Area(s)  
 I

Property Address:  
 Depot, Dutcher, Freedom,  
 Hope, and Hopedale streets

Form No.  
 8, 9, 19-50, 905-910

**HISTORICAL SIGNIFICANCE (continued)**

bank of the Mill River in 1868 (Garner 1984:132). Draper's most profitable textile machine development was the Northrop Loom, invented by James Northrop in 1887. This machine revolutionized the weaving industry, as it provided automatic bobbin changing, which allowed a single operative to tend multiple machines. Draper earned millions of dollars with this machine, which especially dominated markets in the South and overseas. By 1906, Draper was making 20,000 units per year (Garner 1984:124).

After the Civil War, Draper expanded rapidly. During the 1870s Draper acquired a monopoly on spindle production with the purchase of two important New England inventions. By 1874 the Draper Factory Complex consisted of some twenty individual buildings, including three machine shops, two foundries, two finishing mills, a pattern shop, coal sheds, lumber sheds, a storage shed, livery stable, and an office building (Sanborn Map 1874). These buildings were arranged in linear fashion along the axis of a reconfigured mill raceway system that fed into a "Lower Pond" below the upper privilege, enabling the expanded lower privilege to include two raceways. Additional power came from turbines and steam engines. The factory buildings were massive, utilitarian structures with spare Italianate and Second Empire-style details and stair towers typical of New England factory and mill architecture of the period. None of the buildings from this period appear to be extant, as they were replaced by later factory expansions.

The most significant vestige of the original Hopedale Community perpetuated by the Drapers was a sense of moral responsibility to their workforce. Hopedale is significant for the degree to which the landscape reflects this paternalistic attitude, which by the late nineteenth century had been adopted by many industries with associated company villages. In 1886 Hopedale separated from Milford, giving Draper almost complete control over the development of a 3,547-acre community (Garner 143). In the ensuing decades the factory village of Hopedale became a "model" company town. The Drapers believed that reinvestment of a portion of corporate earnings into improvement of their employees' surroundings ensured long-term benefits for the company and the workers (Garner 1984:1). Draper controlled every aspect of the town and worker life in a paternalistic program that extended beyond social structure to include architecture and urban planning. Neighborhoods, houses, stores, town halls, libraries, and parks were designed to serve the work force. Draper employed noted landscape architects Warren Henry Manning and Arthur A. Shurcliff, former Frederick Law Olmsted associates, to plan worker housing neighborhoods, and regional architects, including Fred Swasey and Robert Allen Cook to design civic and institutional buildings. Draper housing received numerous awards at international trade fairs, and civic buildings including the Town Hall, Bancroft Library, Draper Gymnasium, and others were built for the workers. The architecture of philanthropy is obvious in Hopedale's civic and domestic architecture, but less obvious in its industrial architecture. The most powerful corporate industrial architectural statements can be found in the long, unbroken factory building elevations on Freedom and Hopedale streets. On Hopedale Street the opposition of the factory and the block-long Main Office Building (MHC 9, 1910) form a narrow brick canyon between Chapel and Social streets. Here the double doors of the main employee entrance are located directly across from the impressive, ornamented front entrance of the office building, under the gaze of company management's front-office windows.

In 1889 the Grafton & Upton Railroad, an electric traction railway, was installed between its namesake towns. This line provided the first direct rail link to the factory. Previously, raw materials and finished products had been carted to railroad

**INVENTORY FORM CONTINUATION SHEET**

Massachusetts Historical Commission  
 Massachusetts Archives Facility  
 220 Morrissey Boulevard  
 Boston, Massachusetts 02125

Community:  
 Hopedale

Property Address:  
 Depot, Dutcher, Freedom,  
 Hope, and Hopedale streets

Area(s)  
 I

Form No.  
 8, 9, 19-50, 905-910

**HISTORICAL SIGNIFICANCE (continued)**

in the existing Main Building Complex. These include, from south to north, the South Shop (MHC 46, ca.1892), originally Draper's Hopedale Elastic Goods Company building; the north part of the Wooden Temple Shop (MHC 45, ca.1892), originally Draper's Hopedale Machine Screw Company; and the Center Connecting Shop (MHC 32, ca.1892), a remaining section of Draper's Hopedale Machine Company Machine Shop. Also possibly dating from 1892 are the north end of the Machine Shop (MHC 30, ca.1892), formerly Draper's Machine Shop No.1 and the North Connecting Shop (MHC 31, ca.1892), originally Draper's Loom Testing and Experimenting Shop, both of which front onto Freedom Street, where their facades are visible. Although the Foundry (MHC 41, ca.1903) at the southwest corner of the Main Building Complex is of similar construction and monitor-roof configuration to the ca.1892 foundry, it appears to be a larger replacement rather than an outgrowth of the original foundry. By 1892 a single spur track of the Grafton & Upton Railroad extended into the plant almost to Freedom Street, but did not include a turntable (Sanborn Map 1892).

By 1897 the banks of the Lower Pond had been straightened with the installation of retaining walls. Lumber sheds and wood drying kilns had been built at the northeast corner of the site, west of the upper raceway. The foundry was expanded and covered the formerly open Lower Pond tailraces. The extreme northeast corner of the site was occupied by an erecting shop, and the rail spur included a turntable. The Pattern Safe (MHC 39, ca.1897), where all wooden foundry patterns were stored was also built at this time. A 5-story, fireproof building, it incorporated a mechanically-driven, steel fire-shutter system to seal off all windows in the event of fire. (Sanborn Map 1897). Between 1897 and 1903 expansion of the complex was rapid and incorporated construction that defined the eventual dimensions of the Main Building Complex. The North Works was expanded to form one long, unbroken, brick-walled, fireproof structure extending from Freedom Street to the north to Peace Street on the south. It incorporated the Hopedale Elastic Goods Company building, the north part of the Hopedale Machine Screw Company building, remaining sections of two Hopedale Machine Company machine shops, and the north end of the Loom Testing and Experimenting Shop. This structure includes the Machine Shop, the Wooden Temple Shop, and the South Shop. The Lower Pond was filled to create a C-shaped raceway, allowing construction of the attached Blacksmith Shop (MHC 33, ca.1892), and Power Plant (MHC 34, ca.1900) to the west. The Carpenter Shop (MHC 35, ca.1901) was built west of the raceway, and an extensive complex of lumber drying kilns and sheds was built west of the Carpenter Shop. The Foundry was being expanded south to its current location opposite Peace Street, and the Iron Shed (MHC 42, ca.1902, 1931) had been built. In Foundry operations, raw materials including pig and sorted scrap iron and coke fuel entered the Iron Shed via rail. Pig iron stored in the west end and coke stored at the east end of the building were fed into a row of four cupola-type iron melting furnaces located at the northeast corner of the Foundry. The air blast from the cupolas was provided by a turbine located immediately east of the cupola row. Molten metal was tapped from the cupolas into large bull ladles, which were moved by crane to molds laid out on the casting floor to the south and west. The Oil House (MHC 22, ca. 1903) at the northeast corner of the Factory Complex, immediately east of the railroad grade crossing, was built about 1900. An asbestos-clad erecting shop was built along Hopedale Street at the northeast corner of the complex, and the plant was fed by multiple railroad tracks (Sanborn Map 1930).

By 1900 Draper had become the world's largest manufacturer of textile machinery (Garner 1984:229). Expansion of the company town continued until 1916, when Draper consolidated its various divisions into the Draper Corporation. After World War I, the textile industry, which had dominated the New England economy, moved to the South. Many Blackstone

**INVENTORY FORM CONTINUATION SHEET****Community:**  
Hopedale**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125****Area(s)**  
I**Form No.**  
8, 9, 19-50, 905-910**HISTORICAL SIGNIFICANCE (continued)**

during the 1970s, and these units were made for export to Southeast Asia. During this period only minor changes occurred to the complex, including the demolition of the Lumber Shed (Draper No. 10A) at the northwest corner and its replacement with Storage Building No. 1 (MHC 49, ca. 1970) and Storage Building No. 2 (MHC 50, ca. 1970). A loading dock at the southeast corner of the Foundry was also added. Ultimately, the plant became unprofitable, and was closed in 1980 (Garner 1984:126-127; Spann 1992:178). The Draper Manufacturing Company Factory Complex has sat idle since that time.

**BIBLIOGRAPHY and/or REFERENCES (continued)**

Garner, John S.

1984 *The Model Company Town: Urban Design through Private Enterprise in Nineteenth-Century New England*.  
University of Massachusetts, Amherst.

Preservation Services, Inc.

1989 Area Form for the Draper Mill, Hopedale, Massachusetts. Massachusetts Historical Commission, Boston, MA.

Preservation Services, Inc.

1990 Area Form for Draper Village District, Hopedale, Massachusetts. Massachusetts Historical Commission, Boston, MA.

Spann, Edward K.

1992 *Hopedale: From Commune to Company Town, 1840-1920*. Ohio State University Press, Columbus.

**Maps**

Fitzgerald, A.H.

1942 Draper Corporation, Hopedale, Mass. Plant Section Plan. June 18, 1942, Corrected to January 1, 1968.

Sanborn Map Company

various *Insurance Atlas of Hopedale*. New York. 1874, 1892, 1897, 1903, 1910, 1920, 1950.



# INVENTORY FORM CONTINUATION SHEET

Community:  
Hopedale

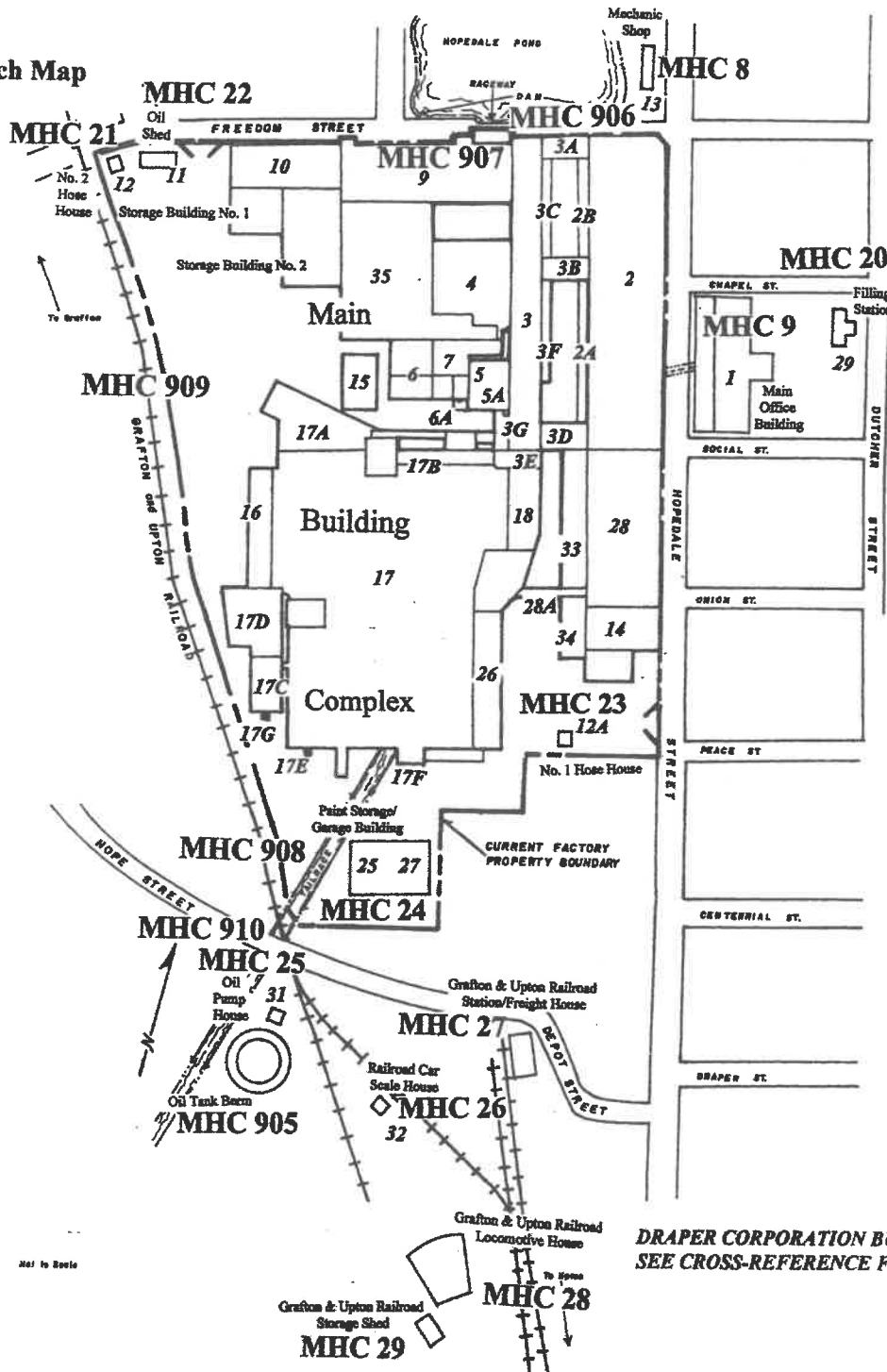
Property Address: Hop. I  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Area(s)  
I

Form No.  
8, 9, 19-50, 905-910

Sketch Map



NO.	SECTION
1	MAIN OFFICE
2	ERECTING SHOP
2A	LOADING PLATFORM
2B	LOOM LOADING SHED
3	MACHINE SHOP
3B	CENTER CONNECTING SHOP
3A	NORTH CONNECTING SHOP
3C	PLANER ROOM
3D	SOUTH CONNECTING SHOP
3E	BRICK TEMPLE SHOP
3F	FRAME WORK MILLING
3G	PAINT DRYING
4	BLACKSMITH SHOP
5	SUPPLY ROOM
5A	GENERATOR ROOM
6	POWER PLANT
6A	PUMP ROOM
7	STEEL STORAGE
8	
9	CARPENTER SHOP
10	DRY STO. & ROUGHING ROOM
10A	LUMBER SHED, JOB DRY KILN
11	OIL HOUSE
12	NO. 2 HOSE HOUSE
12A	NO. 1 HOSE HOUSE
13	RED SHOP
14	SHEET METAL SHOP
14A	PLATFORM
15	PATTERN SAFE, 14 B TRUCK DOCK
16	SAND SHED
17	FOUNDRY
17A	IRON SHED
17B	FOUNDRY PATTERN STORAGE
17C	BRASS FOUNDRY
17D	FLASK STORAGE
17E	SWITCH HOUSE
17F	CORE OVENS
17G	SWITCH HOUSE
18	WOODEN TEMPLE SHOP
19	VAPORIZER HOUSE
20	SEWER PUMP HOUSE
21	SHOP YARD INSIDE
22	SHOP YARD WEST
23	SHOP YARD SOUTH TO HOPE ST.
24	SHOP YARD LUMBER
25	PAINT STORAGE
26	SOUTH SHOP
27	GARAGE
28	ADDITION NO. 24
28A	FILING STATION
28A	ADD. NO. 24 BRIDGE
30	RIFLE RANGE (NOT SHOWN)
31	OIL PUMP HOUSE
32	SCALE HOUSE
33	BOX SHOOK BUILDING
34	TENEMENT MAINTENANCE
35	STEEL STORAGE BUILDING

DRAPER CORPORATION BUILDING NUMBERS ARE IN ITALICS  
SEE CROSS-REFERENCE FOR MHC NUMBERS ON DATA SHEET

**INVENTORY FORM CONTINUATION SHEET**

**Community:**  
Hopedale

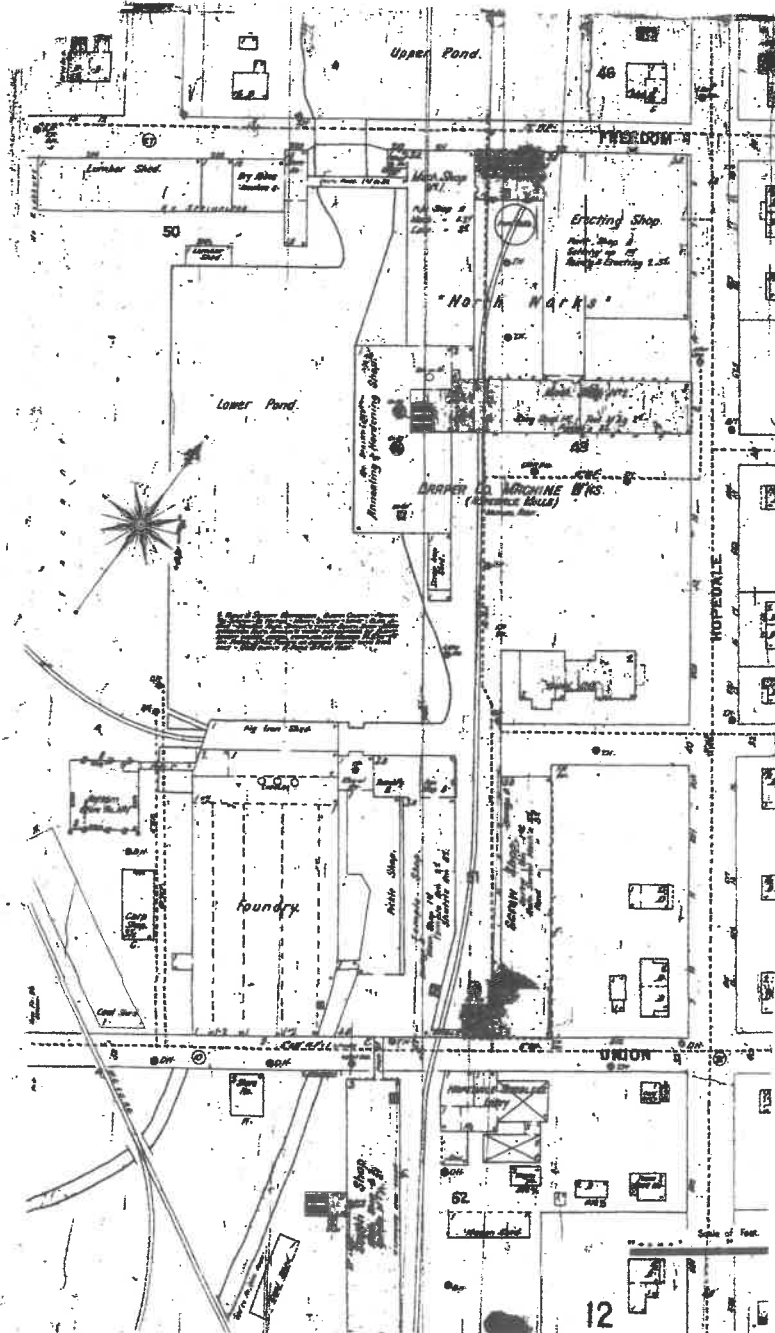
**Property Address:** Hop. I  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

**Sanborn Fire Insurance Map (1897)**



**INVENTORY FORM CONTINUATION SHEET**

**Community:**  
Hopdale

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopdale streets

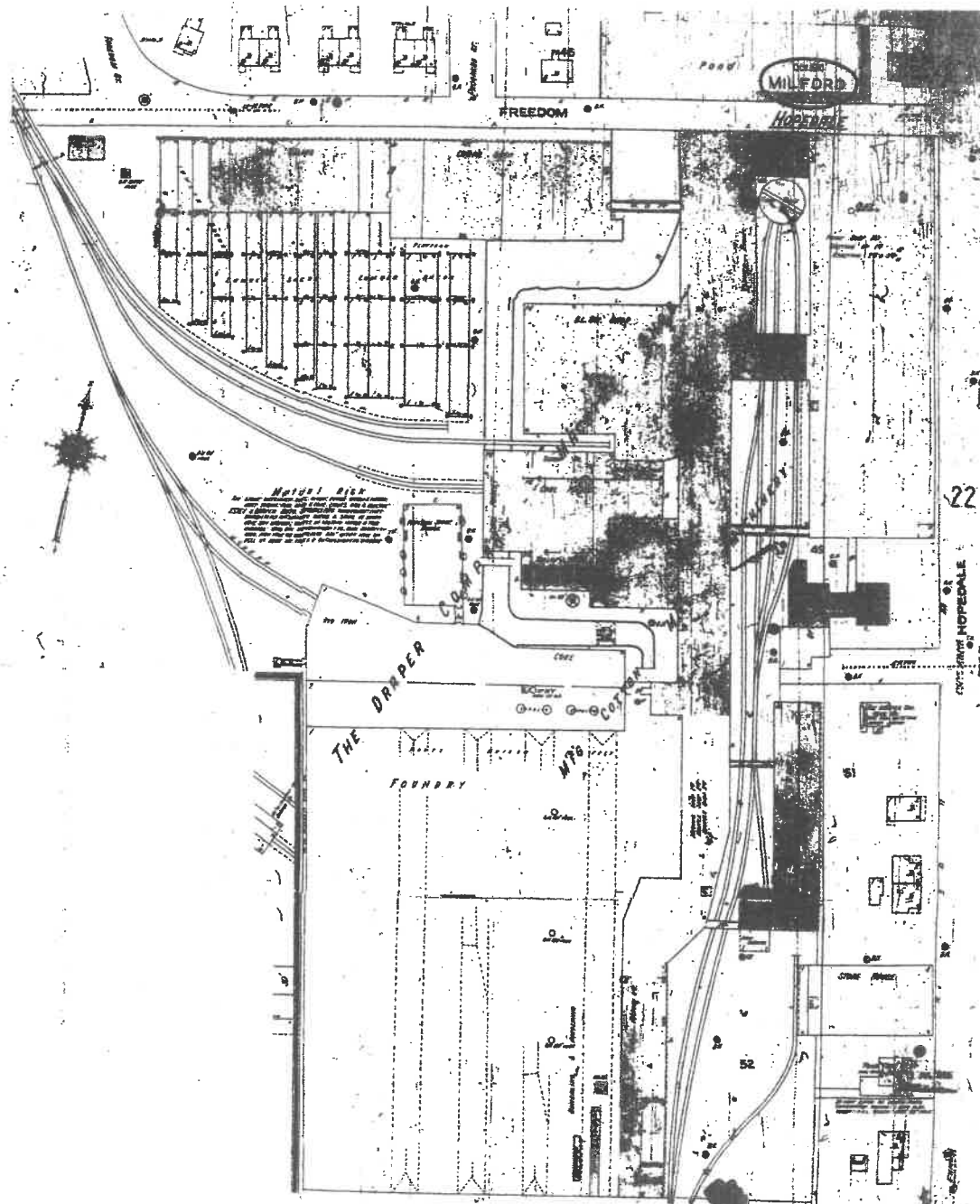
**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

HOP. I

**Sanborn Fire Insurance Map (1910)**



**INVENTORY FORM CONTINUATION SHEET**

**Community:**  
Hopedale

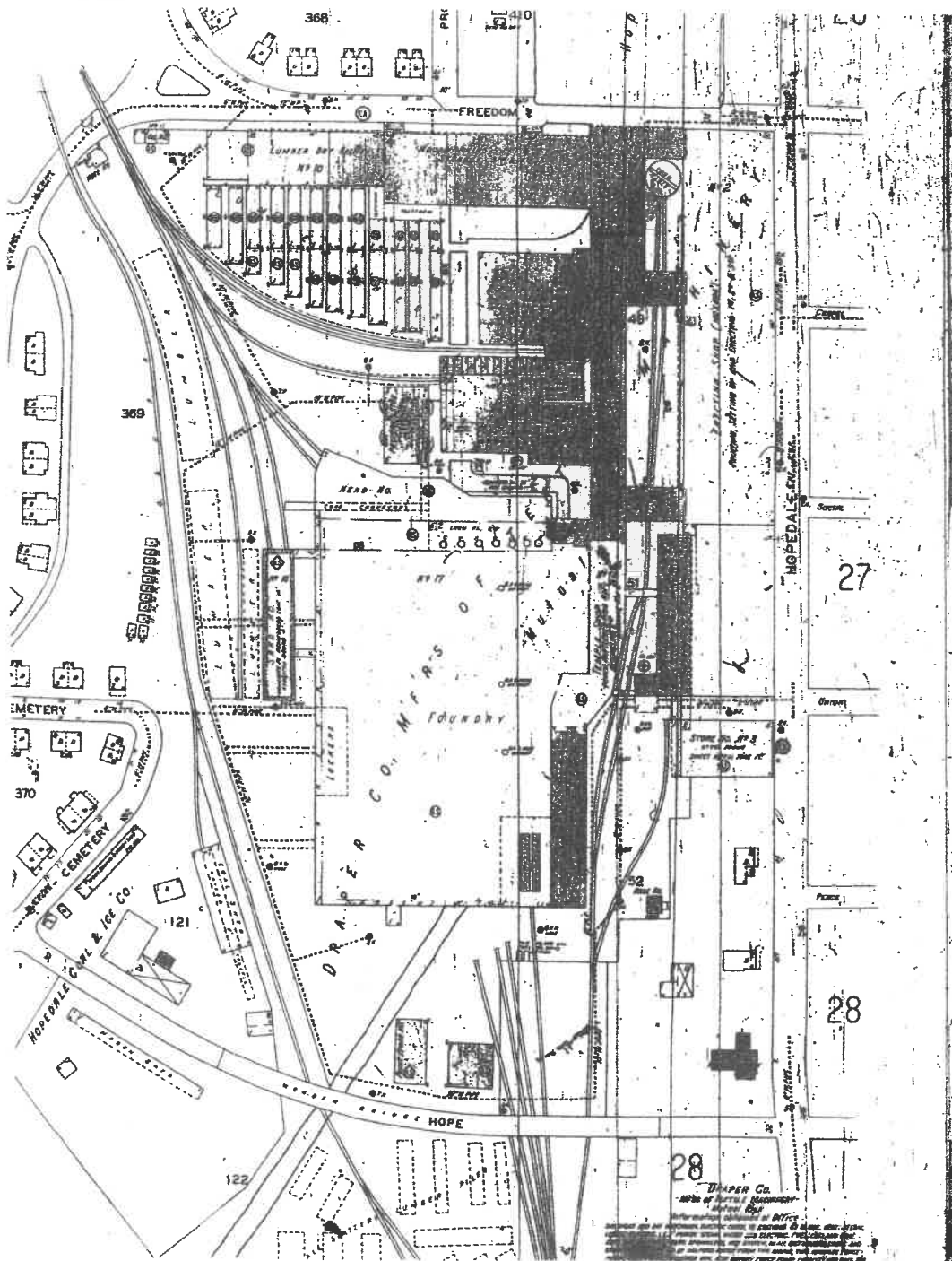
**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

**Sanborn Fire Insurance Map (1931)**



# INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

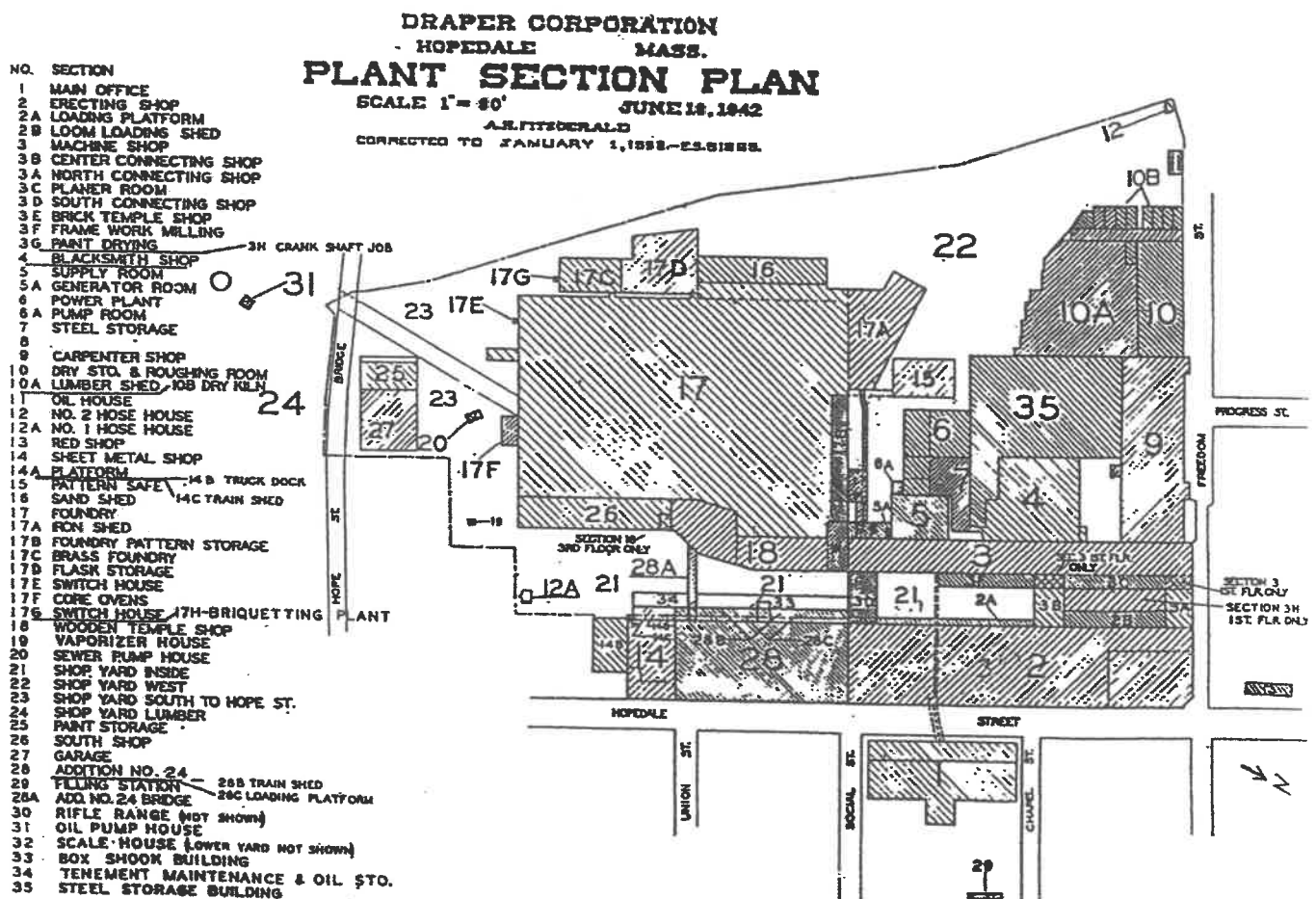
Community:  
Hopedale

Property Address:  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

Area(s)  
I

Form No.  
8, 9, 19-50, 905-910

## Draper Corporation Plant Section Plan (1968)



**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Community:**  
Hopedale

**Area(s)**  
I

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Form No.**  
8, 9, 19-50, 905-910

**Photo List**

1. Mechanic Shop (Draper No. 13)
2. Main Office Building (Draper No. 1)
3. Main Building Complex
4. Erecting Shop (Draper No. 2)
5. Erecting Shop (Draper No. 2)
6. Machine Shop (Draper No. 3), North Connecting Shop (Draper No. 3A), Carpenter Shop (Draper No. 9)
7. Carpenter Shop (Draper No. 9), detail of headrace intake
8. Dry Storage and Roughing Room (Draper No. 10)
9. Sheet Metal Shop (Draper No. 14)
10. Pattern Safe (Draper No. 15)
11. Sand Shed (Draper No. 16)
12. Foundry (Draper No. 17)
13. Iron Shed (Draper No. 17A)
14. Brass Foundry (Draper No. 17C)
15. Flask Storage (Draper No. 17D)
16. South Shop (Draper No. 26)
17. Addition No. 24 (Draper No. 28)
18. Storage Building No. 1
19. Filling Station (Draper No. 29)



HOP.I

DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF INSPECTION  
PLAN RECORD  
CASE *B* RACK *9* APART. *23* NO. *71033* ✓  
BUILDING *Building #10* STORIES *2*  
CITY OR TOWN *Hopedale* STREET *FREEDOM ST.*  
TO BE USED FOR *mfg.* CLASS  
OWNER *Draper Corp.*  
ARCHITECT *McClintock & Craig*  
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED  
DATE *5/4/39*  
INSPECTOR *Casey*

Form BU. 1-2m-1-'38. No. 2768

DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF INSPECTION  
PLAN RECORD  
CASE *B* RACK *9* APART. *23* NO. *71033*  
BUILDING *Building #10* STORIES *2*  
CITY OR TOWN *Hopedale* STREET *Freedom St.*  
TO BE USED FOR *Mfg.* CLASS *1st*  
OWNER *Draper Corp.*  
ARCHITECT *McClintock & Craig*  
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED  
DATE *June 21, 1945*  
INSPECTOR *Royal J. McCarthy*  
FORM BU. 1-3M-3-45-15934

Hop. I

**INVENTORY FORM CONTINUATION SHEET**

Massachusetts Historical Commission  
 Massachusetts Archives Facility  
 220 Morrissey Boulevard  
 Boston, Massachusetts 02125

Community:  
 Hopedale

Area(s)  
 I

Property Address:  
 Depot, Dutcher, Freedom,  
 Hope, and Hopedale streets

Form No.  
 8, 9, 19-50, 905-910

MHC NO.	PHOTO	NAME/DRAPER CORPORATION NUMBER	DATE BUILT
38	no photo	Truck Dock (Draper No. 14A)	ca. 1941
39	10	Pattern Safe (Draper No. 15)	ca. 1897
40	11	Sand Shed (Draper No. 16)	ca. 1931
41	12	Foundry (Draper No. 17)	ca. 1903
42	13	Iron Shed (Draper No. 17A)	ca. 1902, 1931
43	14	Brass Foundry (Draper No. 17C)	ca. 1931
44	15	Flask Storage (Draper No. 17D)	ca. 1931
45	no photo	Wooden Temple Shop (Draper No. 18)	ca. 1892
46	16	South Shop (Draper No. 26)	ca. 1892
47	17	Addition No. 24 (Draper No. 28)	ca. 1941
48	no photo	Steel Storage (Draper No. 35)	1951
49	18	Storage Building No. 1	ca. 1970
50	no photo	Storage Building No. 2	ca. 1970
905	24	Oil Tank Berm	ca. 1941
906	6	Hopedale Pond Dam	ca. 1875
907	7	Raceway	ca. 1875
908	no photo	Tailrace	ca. 1895
909	no photo	Grafton & Upton Railroad Tracks	ca. 1889
910	no photo	Railroad Bridge	ca. 1920

Hop.I

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

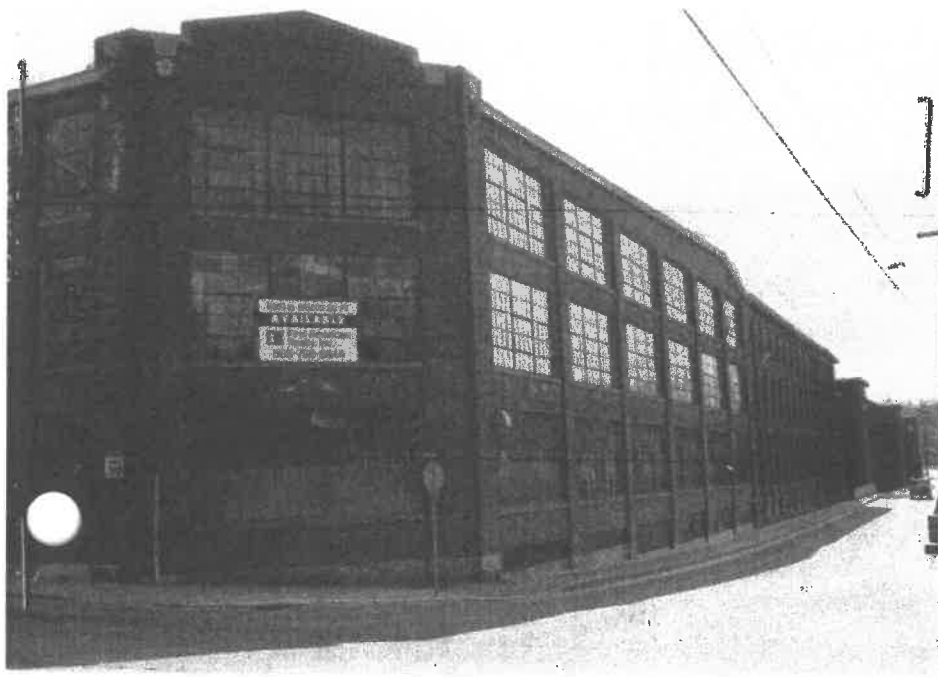
**Community:**  
Hopedale

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

**Photographs (continued)**



Hop. I

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

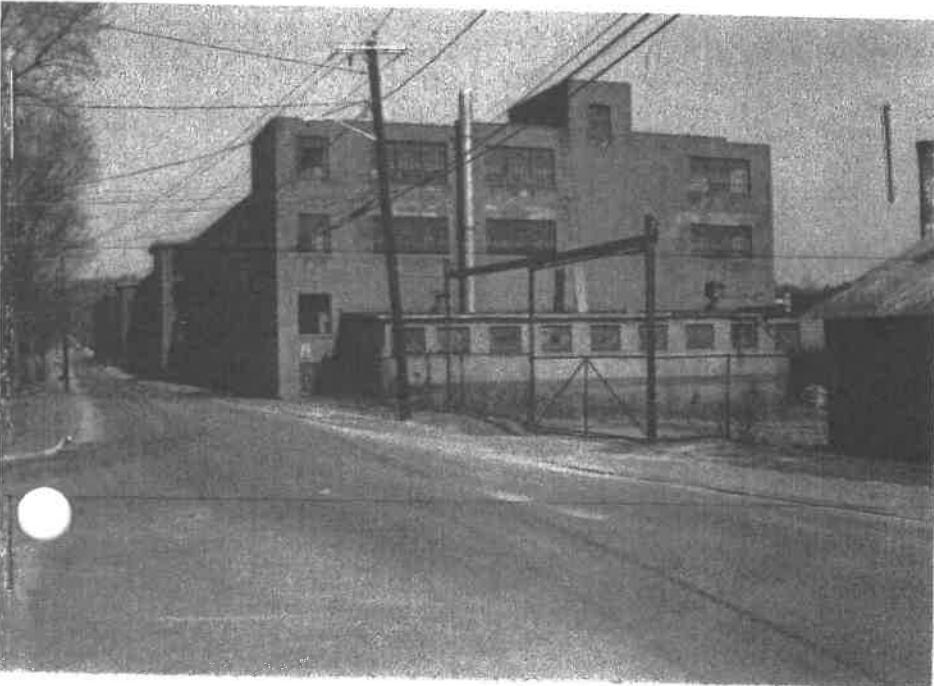
**Community:**  
Hopedale

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

**Photographs (continued)**



8



9

Hop. I

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

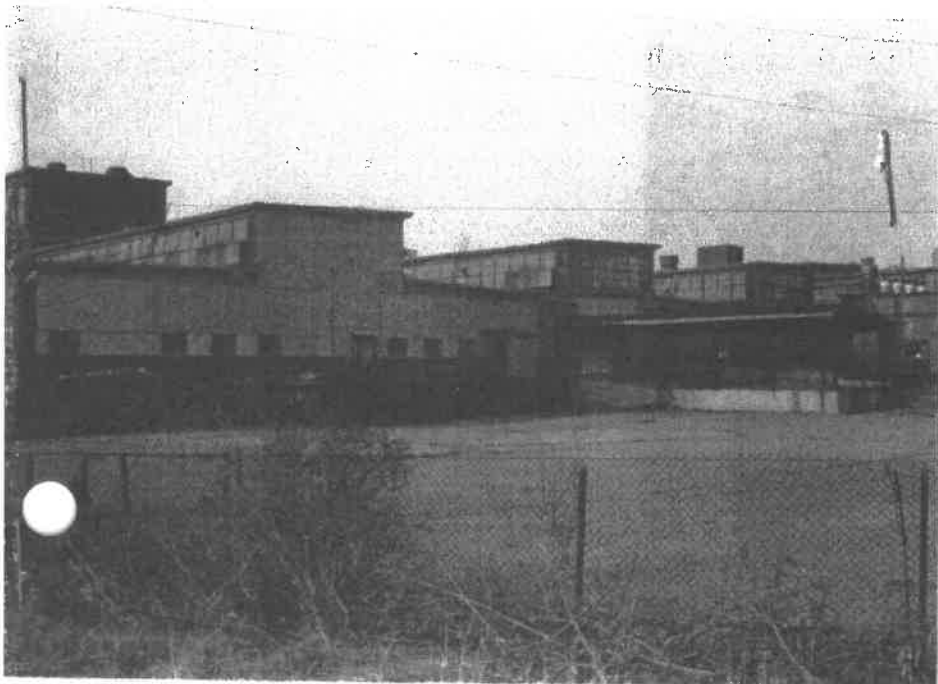
**Community:**  
Hopedale

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

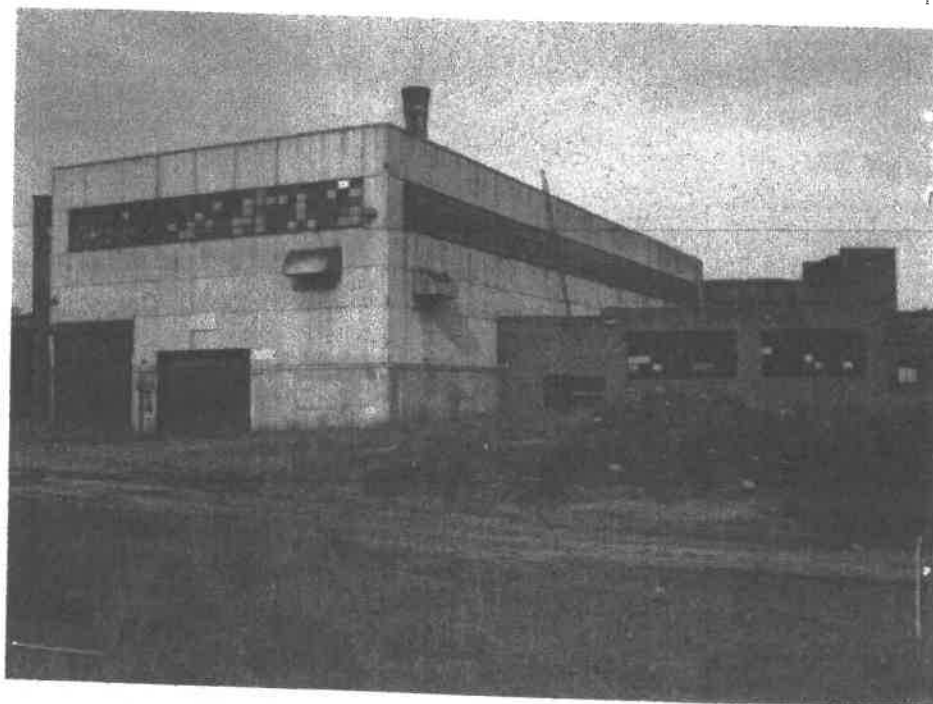
**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

**Photographs (continued)**



12



13

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Community:**  
Hopedale

**Area(s)**  
I

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Form No.**  
8, 9, 19-50, 905-910

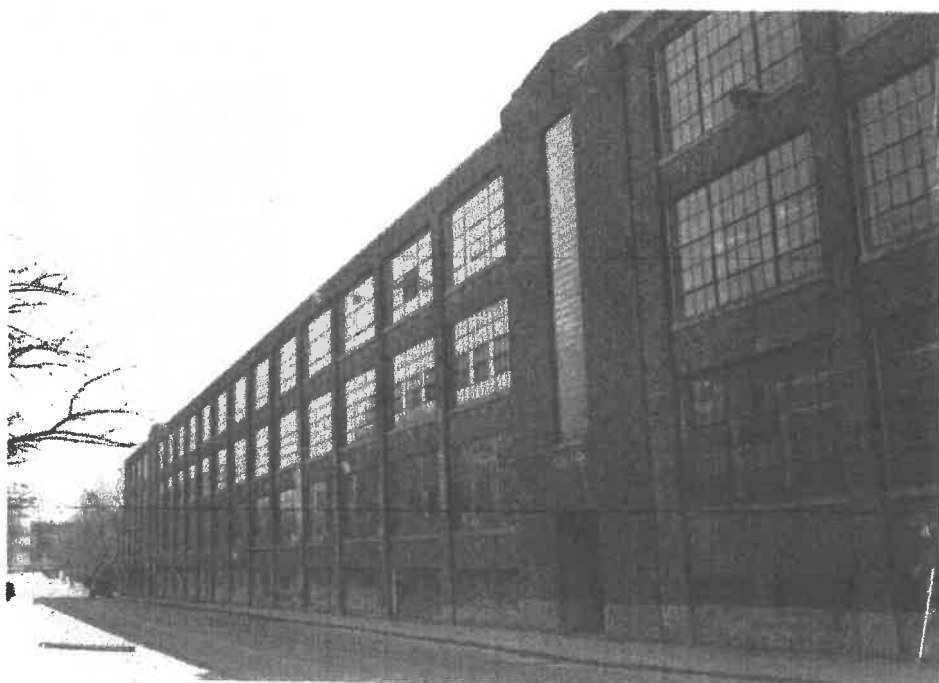
Hop. I

**Photographs (continued)**



16

17





Hop. I

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Community:**  
Hopedale

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

**Area(s)**  
I

**Form No.**  
8, 9, 19-50, 905-910

**Photographs (continued)**



20



21

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

**Community:**  
Hopedale

**Area(s)**  
I

**Property Address:**  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

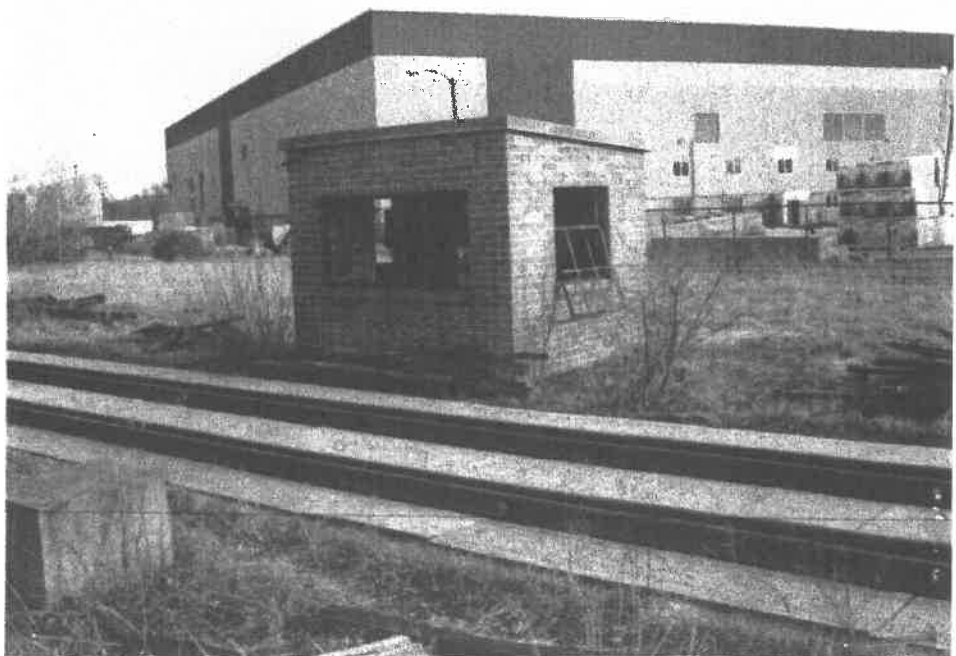
**Form No.**  
8, 9, 19-50, 905-910

**Photographs (continued)**

Hop. I

24

25



Hop. I

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission  
Massachusetts Archives Facility  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community:  
Hopedale

Area(s)  
I

Property Address:  
Depot, Dutcher, Freedom,  
Hope, and Hopedale streets

Form No.  
8, 9, 19-50, 905-910

Photographs (continued)



28

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

Draper Mill complex is eligible for listing on the National Register of Historic Places as meeting criteria (The Age of Enterprise)

- a) An association with the industrialization movement of the 19th century. Specifically the development of several patterns which revolutionized the loom business. By 1900 Draper's was the largest producer of looms in the U.S. As the company grew it developed a plan community to house its workers.
- b) An association with the prominent Draper family from 1840's to 1950's. George and Ebenezer Draper early settlers of the utopian village. Their interest in developing textile spurred the great growth of the Draper Co. One of George's son was a Governor of MA and another a Civil War General.

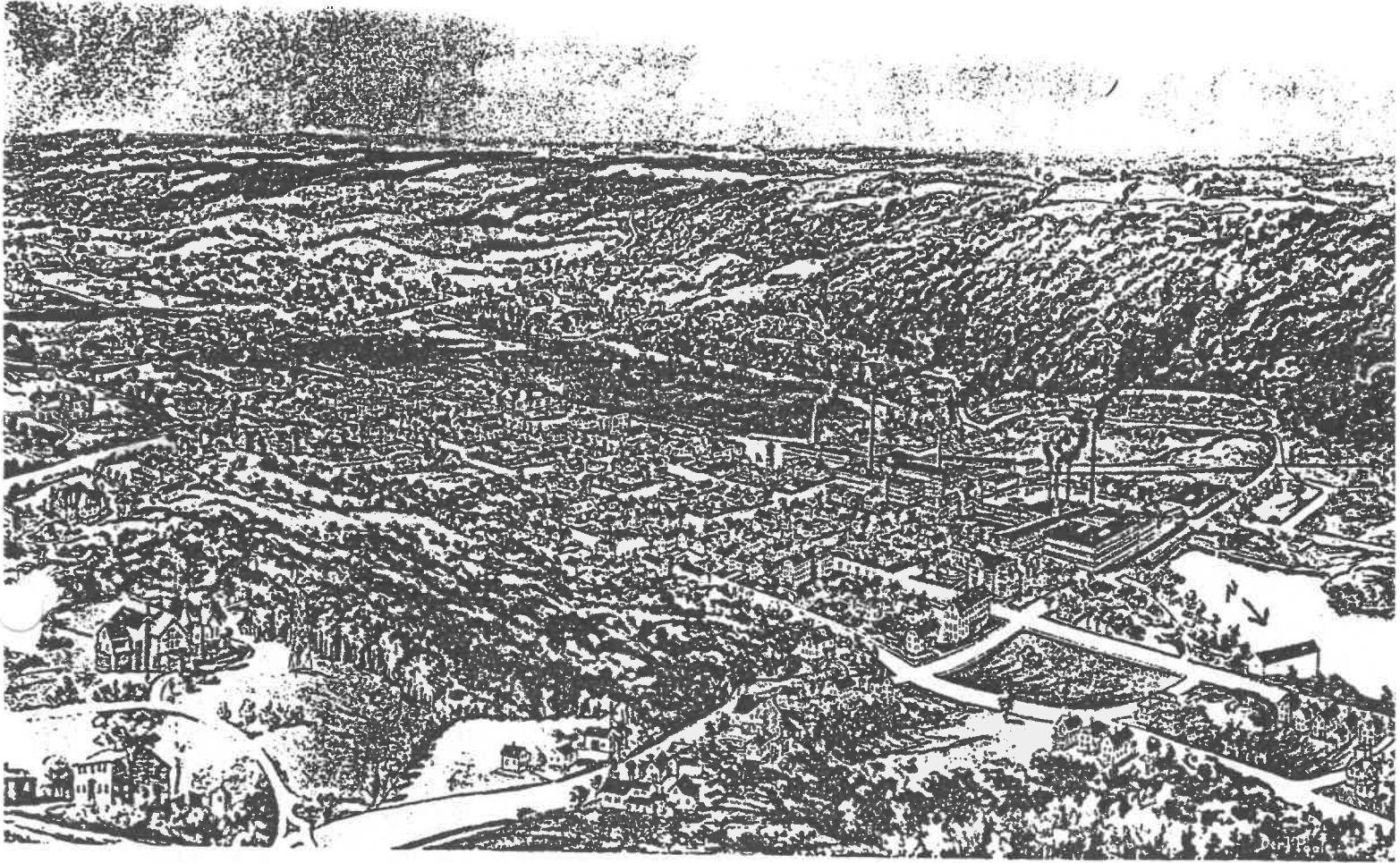
**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.**

Draper Mill complex consists of 1.2 million sq. ft. developed between 1882 and 1950. The site is bounded by Hopedale's main north/south artery, Hopedale Street and one of its major east/west arteries, Freedom Street. The building has the Mill River flowing north to south bisecting the building. The Mill River flows under most of the present day building. The two main facades, Freedom Street and Hopedale Street, are brick punctured with many steel sash and wood sash windows. The Hopedale Street facade has two Art Deco entryway built in the 1940's. The complex is the center and reason for Hopedale's economic and political existence. It is also the major land use/planning issue facing the community. It was the Draper Corp. insistence in planned neighborhoods, parklands, and housing which provided the concentric growth rings adjacent to the mill. It was this planned order which softens the industrial giant in a community of 4000. (See Draper Mill An Overview ") for the sections of the plant. See Continuation Sheet

**HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.**

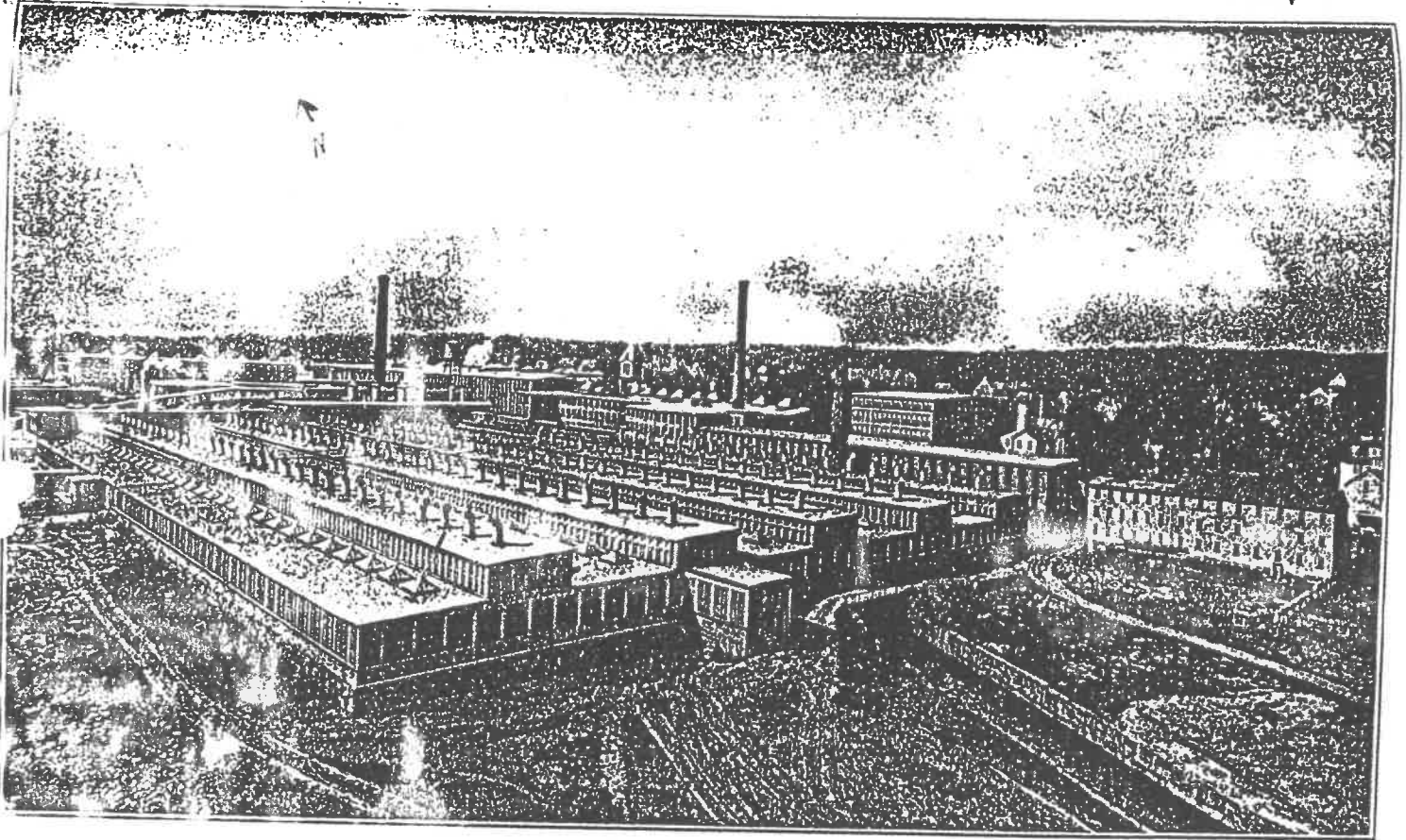
Draper Mill began as a small operation along the Mill River in the 1850's. George and Ebenezer lived in Adin Ballou's utopian community. There occupation was as textile machines. By 1856 the brothers organized the E.D. and G. Draper Co. which was along with Warren W. Dutcher Temple factory the economic energy of the little village along the Mill River. Through the 1860 and 1870's two sons William and George entered the enterprise. The youngest son Eben S. joined the company the year the Furnace and Machine Co. consolidated. As new components to the manufacturing process were needed the Draper Co. chartered new company's like the Hopedale Machine Screw Co. in 1888.

**BIBLIOGRAPHY and/or REFERENCES**

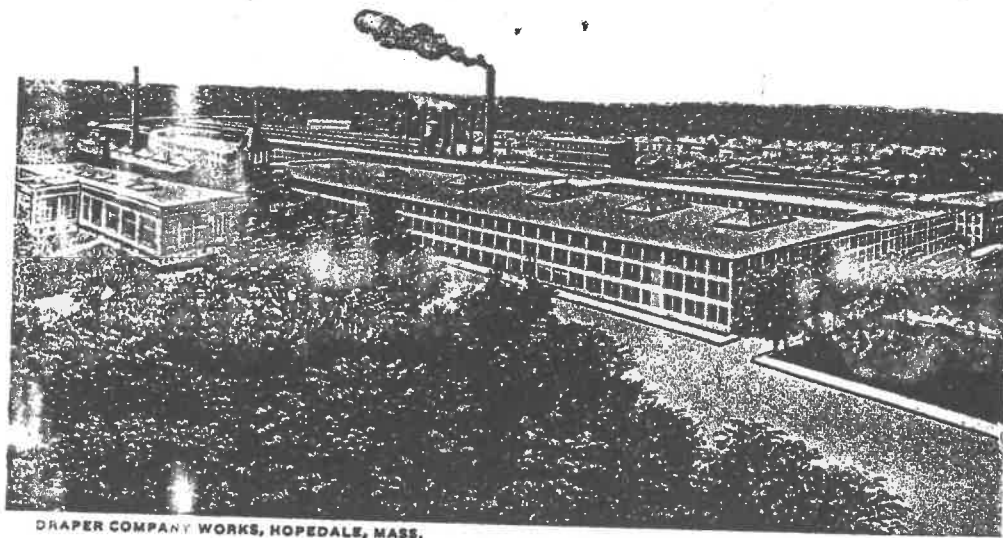


Birdseye View of Hopedale, MA 1899  
The Bert Poole Co. Boston, MA

Source: The Model Co. Town  
John S. Garner p. 151



Source: Cotton Chat, 1911



DRAPER COMPANY WORKS, HOPEDALE, MASS.

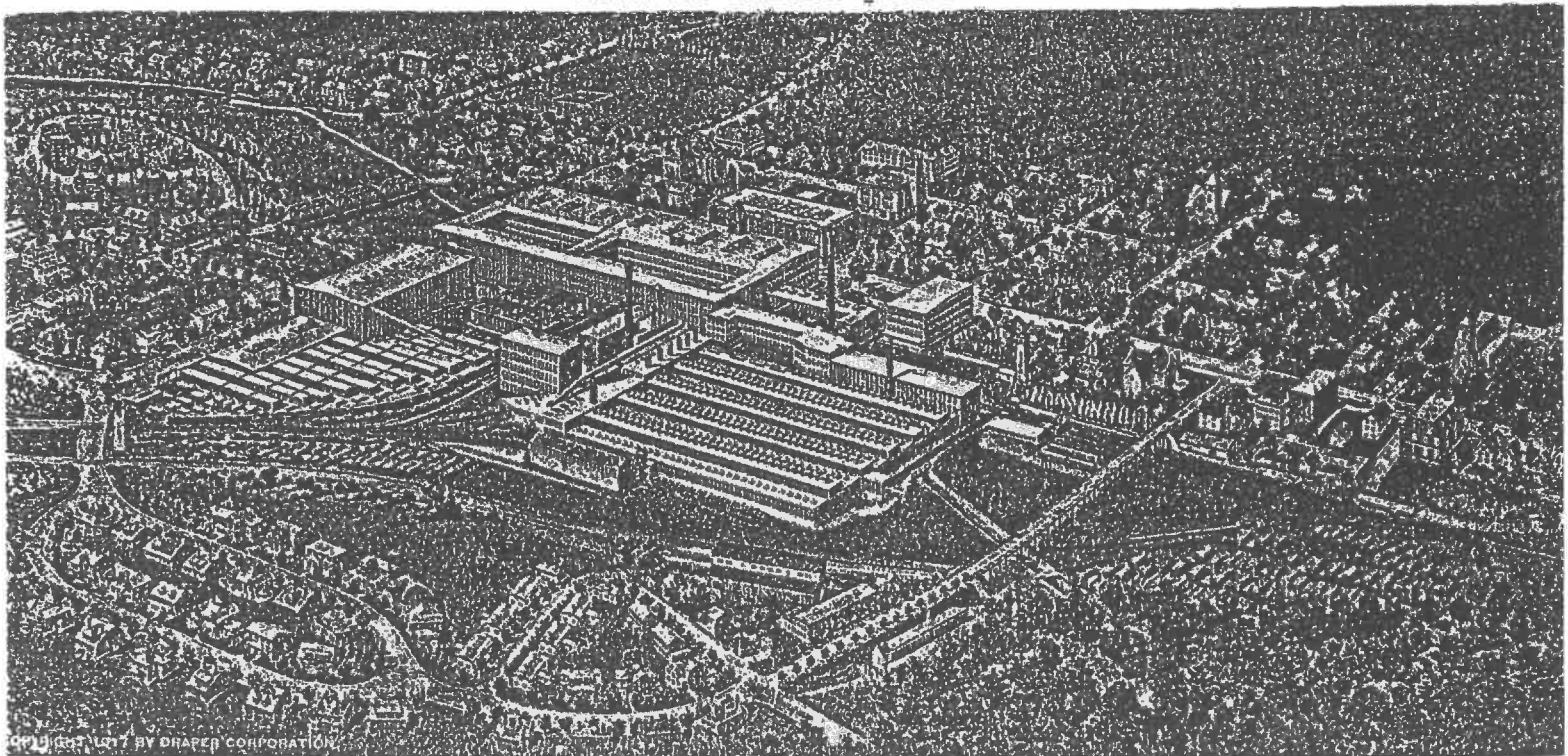
Source: Mark Smith, Hopedale, MA Post Card Collection  
Published by Morris Berman, New Haven, Conn. 1912



18. Map of Hopedale as it would have appeared in 1916 at the end of the company's second generation of development and the ultimate completion of its urban plan. Note the Bancroft Park and Lake Point developments to the left and north of the plant.

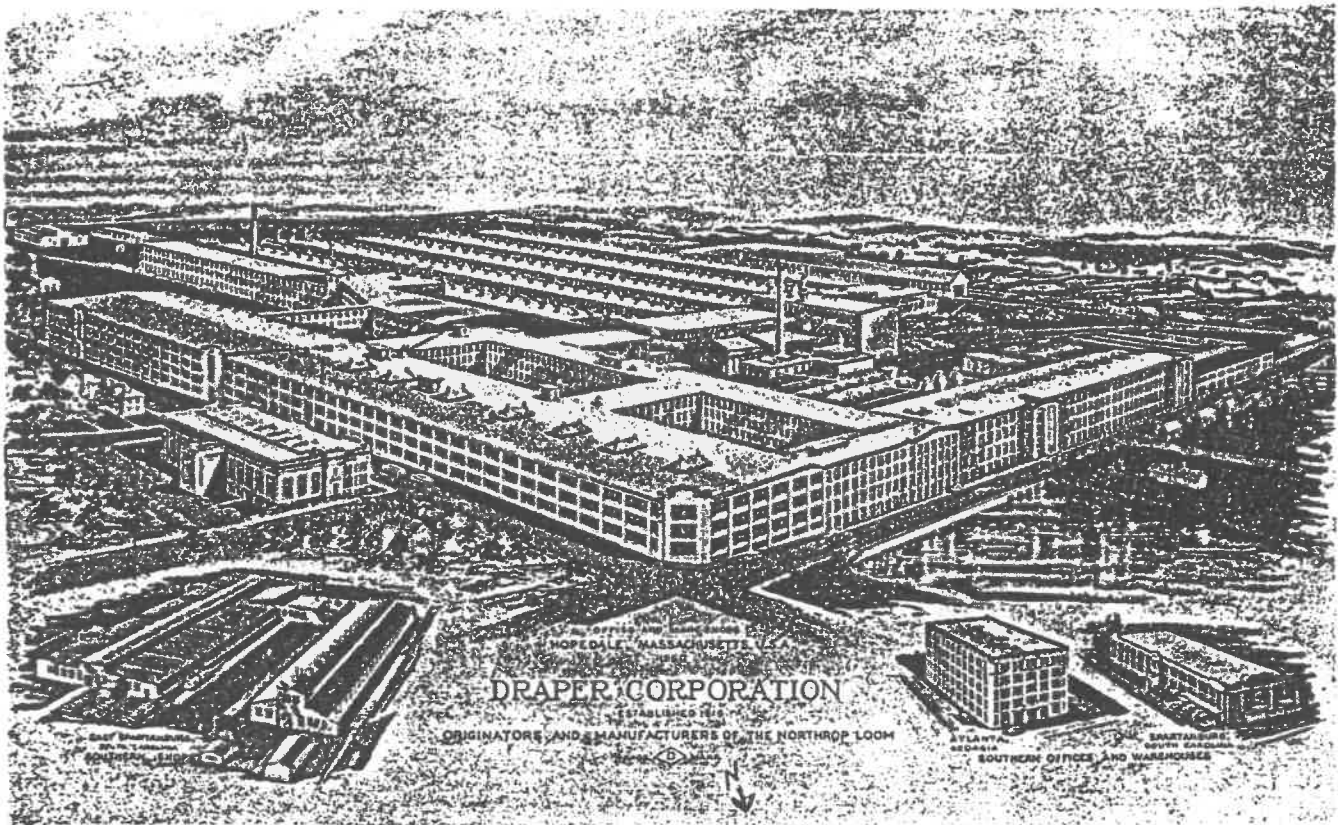


Source: The Model Co. Town  
John S. Garner p.150



DRAPER CORPORATION WORKS AND SURROUNDINGS  
HOPEDALE MASSACHUSETTS  
1916

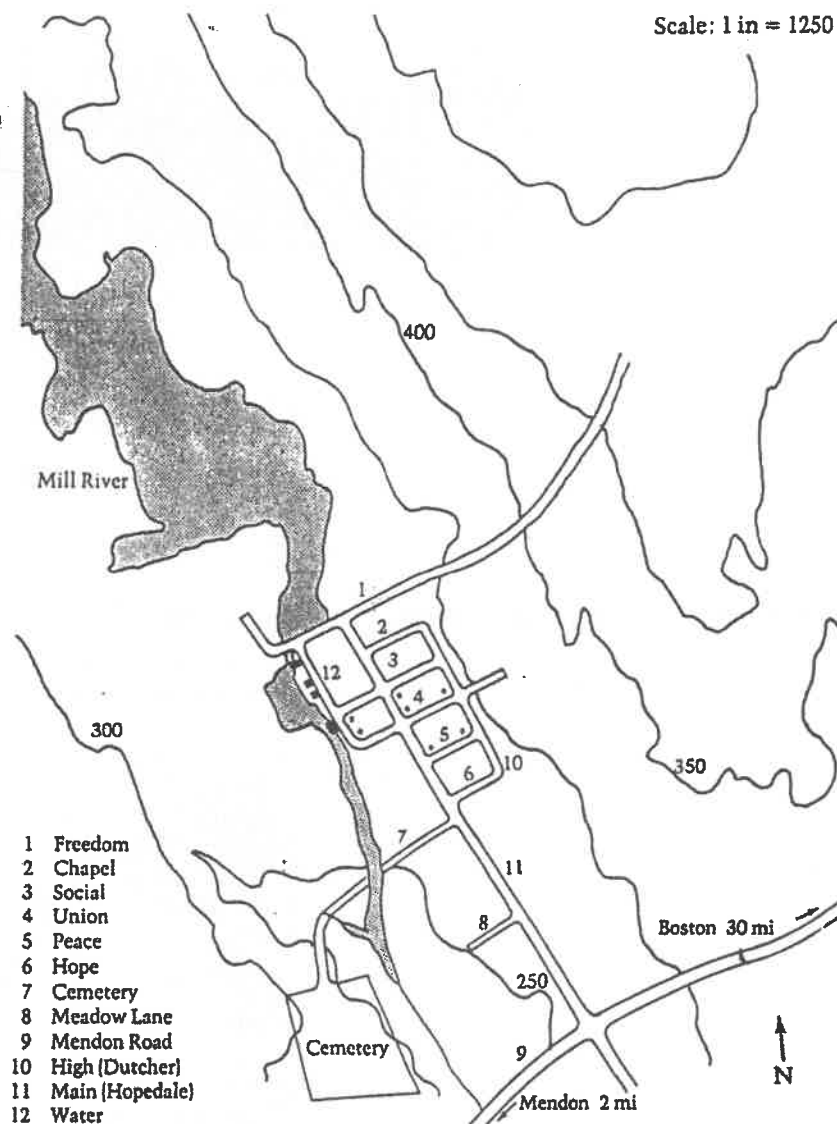
Source: Cotton Chat , 1917



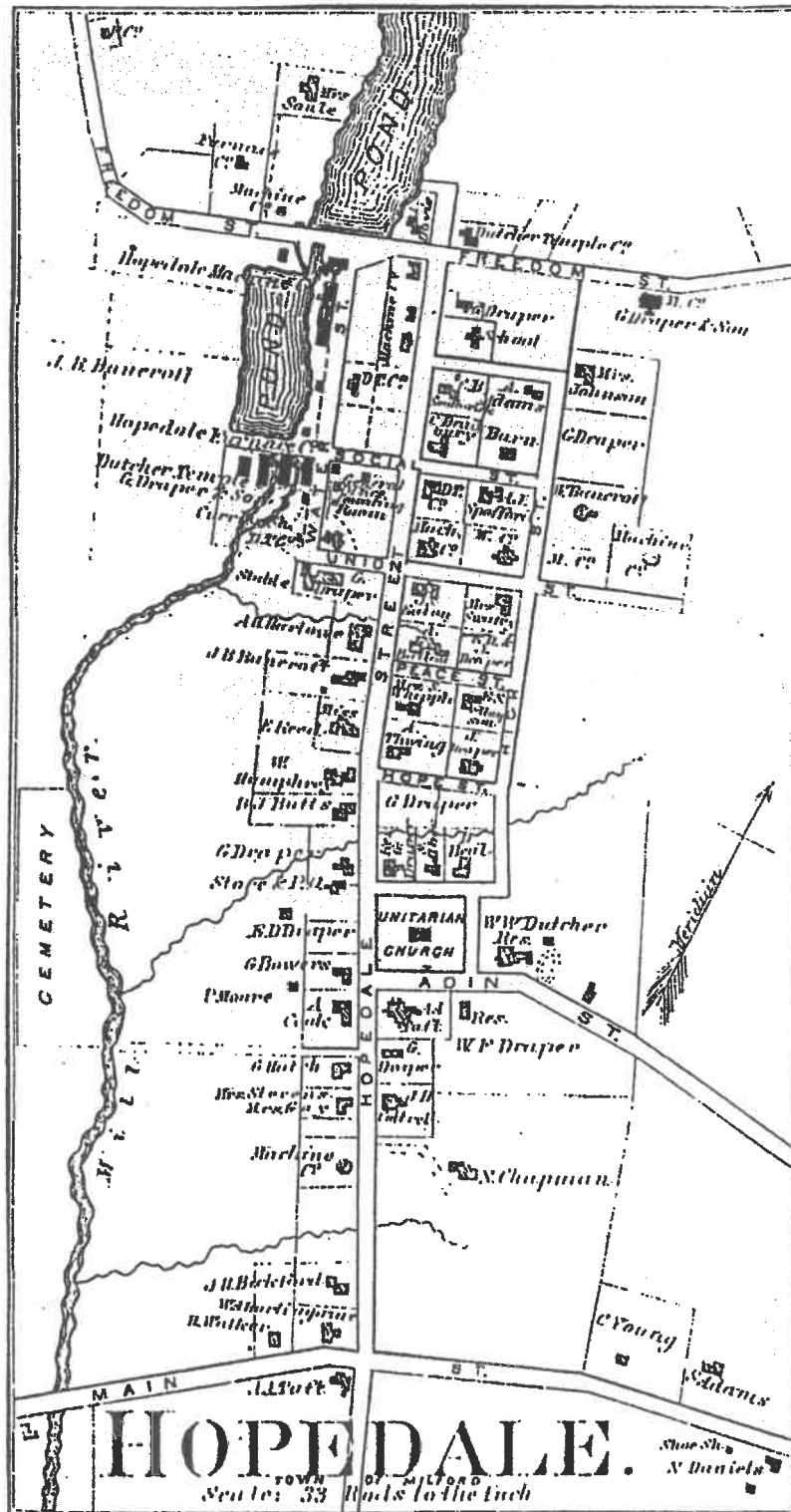
Source: History of Draper, Title page

Scale: 1 in = 1250 ft

14. Map of Hopedale as it would have appeared in 1856 when the Draper Company acquired the site. Only those buildings known to exist are indicated. The industrial area lies west of Water Street.

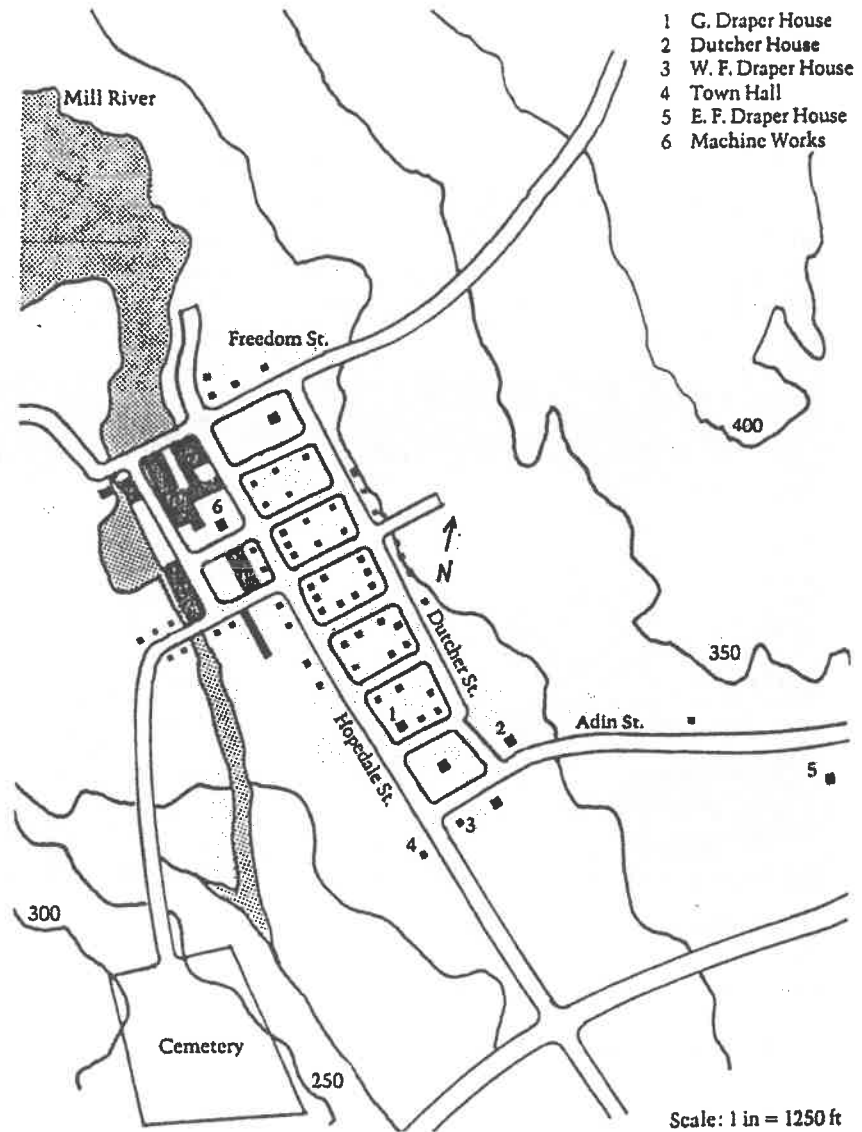


Source: The Model Co. Town  
John S. Garner p.129



Source: F. W. Beers 1870 map.

22. Map of Hopedale as it would have appeared in 1886 at the end of George Draper's tenure and the company's first generation of development.



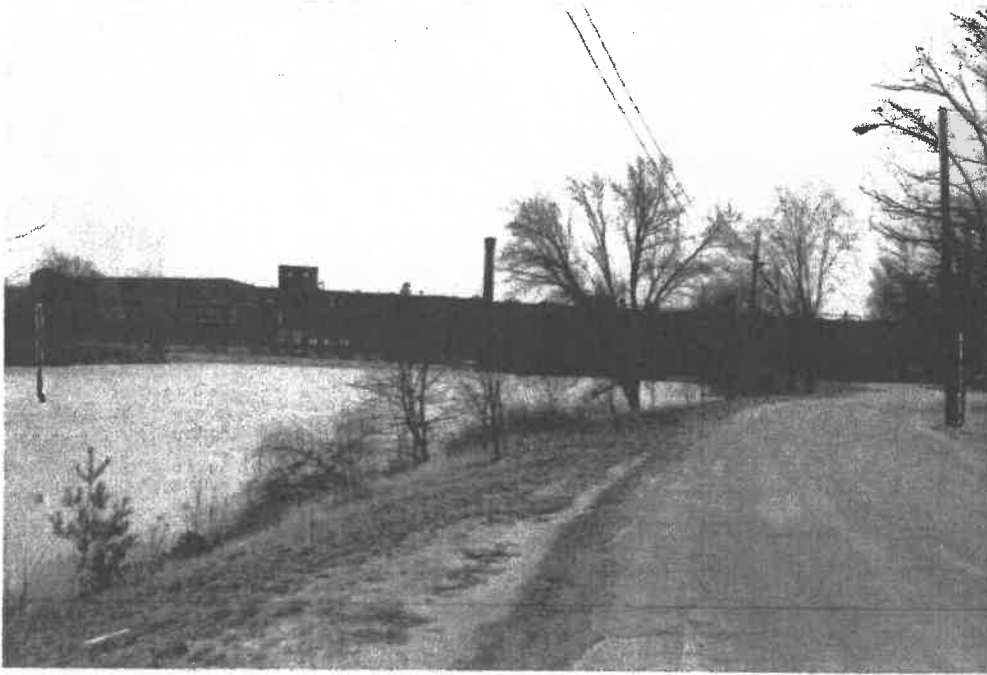
Source: The Model Co. Town  
John S. Garner p. 140



Aerial View of Paper Complex - Dec. 1988, C. Noonan

NORTH



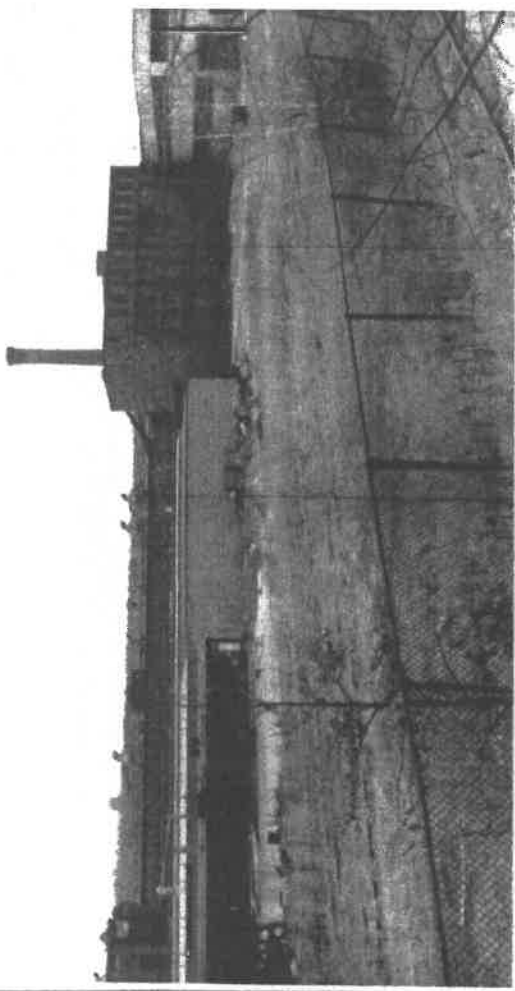


N ↙

North elevation - overview from Lake Point

12/88

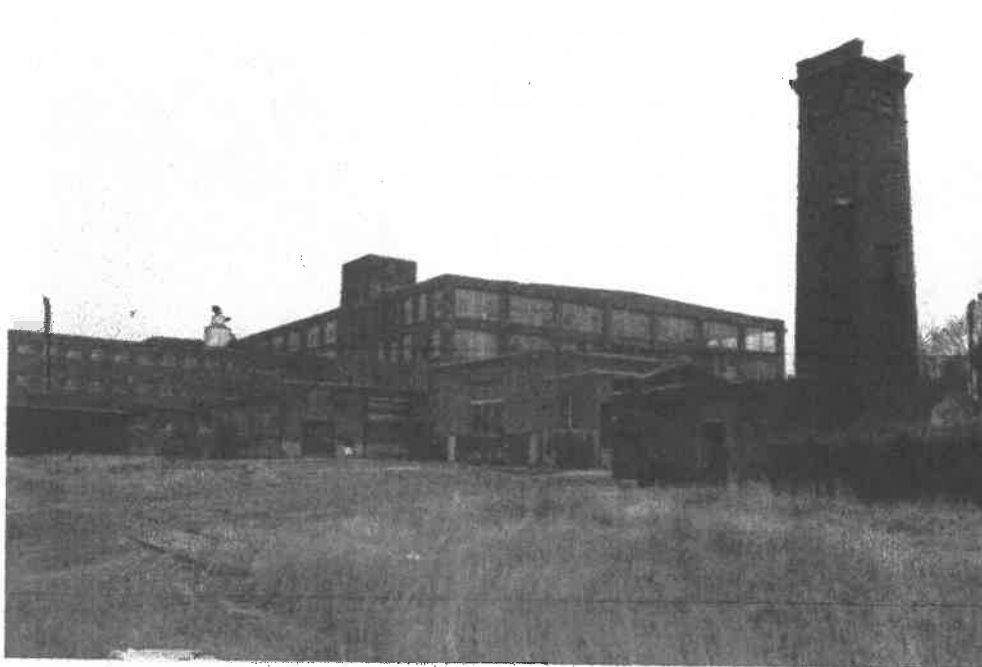
Looking South



West elevation - moving north to south . 11/89

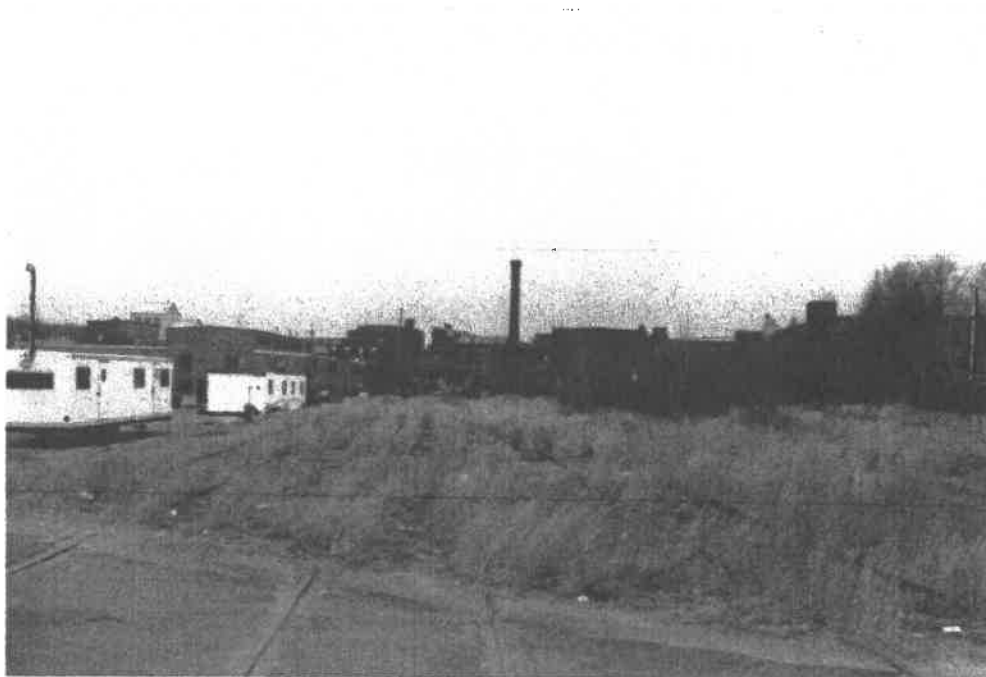


HDP.I



South elevation - looking into courtyard 11/89





Railyard looking north 11/89



Railroad yard outbuilding.

# Tab 11

## Appendix 4: (Tab I)

Draper Corporation  
Local Historic District –  
Corporate Offices

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** HOP.9  
**Historic Name:** Draper Corporation Office Building  
**Common Name:**  
**Address:** 25 Hopedale St  
**City/Town:** Hopedale  
**Village/Neighborhood:** Hopedale  
**Local No:** 011-016, 41-25  
**Year Constructed:** 1910  
**Architect(s):** Cook, Robert Allen  
**Architectural Style(s):** Classical Revival  
**Use(s):** Abandoned or Vacant; Business Office  
**Significance:** Architecture; Commerce; Industry  
**Area(s):** HOP.I: Draper Corporation Factory Complex  
HOP.J: Hopedale Village - Draper Village  
HOP.L: Hopedale Village Historic District  
**Designation(s):** Nat'l Register District (06/12/2002)  
**Building Materials(s):** Wall: Brick; Unglazed Terra Cotta  
Foundation: Granite; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Saturday, March 10, 2018 at 12:30 PM



**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

Draper Corporation Office Building meets criteria A as a critical component of the transformation of a town block seen on page 3 to a collection of monumental buildings, a tribute to the City Beautiful ideals. Draper Corporation Office Building meets criteria B as a another building commissioned by the Drapers and Draper Corporation with the design execution developed by Robert Allen Cooke, one of the regions foremost architects. The Office Building meets criteria C as a wonderful example of a high style Classical Revival building usually associated with a much more urban context.

**ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The building has a T-shape footprint capped with a 246' by 100' by 40' in height building. The building has a heavily rusticated base, shaft punctuated with groupings of windows, stringcourses and spandrels and capped with a flat roof brick parapet and strongly articulated cornice. The red brick walls use a rustic terra cotta trim and the building is anchored to Milford granite footings. The main entrance located on Hopedale Street has a lobby 24' by 50' and the core of the building is a 40' square office area rising 22' and covered with a skylight and prism glass. (See page 4.) The interior space is divided into a loft, mezzanine and basement area. Plaster interior walls are finished in light colors. Interior wood work finishes like wainscoting are white oak. All furniture was custom made in quartered white oak. Electric lights consisted of groups of lamps overhead (See page 4) and task lighting at the work stations. The building received steam heat from the main plant, had air conditioning and a sprinkler system. There was a freight elevator and 2 vaults in the building.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

As seen on page 3 of the packette, the block between Social, Chapel, Dutcher and Hopedale Street up to the 1910's retained its village factory sense of place. In 1910 the Draper's hired Robert Allen Cooke a Milford architect who had an office at 57 Prospect Street. Cooke born 9/13/1872 finished school in Europe around 1897 and set up his practice in Milford, MA. Cooke who had designed many of the homes in the Upper Jones Group (Area B3) would also be superintendent on this project. The new building (See page 3) supplanted the 43' by 43' 1880 office seen on page 3. The vault in the new building was 4' smaller than the old office building. The 1880 office had a staff of 6 men. The new building could have a staff of 90 men. On October 16, 1911 the Draper Corporation took possession of the building. The functions occurring in the building were the typist pool, order department, shipping department, purchasing department, switch board, administrative and financial activities like payroll and book-keeping. There were to rooms for private offices, director rooms and reception rooms each averaging 20' by 22' and 12' in height. The lower level contained one of the two vaults, the other is on the east elevation, 4 toilet rooms with ceramic tile floor and glazed brick walls, coat rooms, mail rooms, superintendent of the buildings office as well as the mechanics. The floors in the building were finished in maple and oak strip flooring.

**BIBLIOGRAPHY and/or REFERENCES**

- Draper Corporation 1953 Appraisal Report by J. M. Cleminshaw Co.
- Draper Corporation Cotton Chats December 1911 # 110.
- Milford Daily News Article 8/20/1898
- Milford Daily News Article 4/14/1940

HOP.9

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

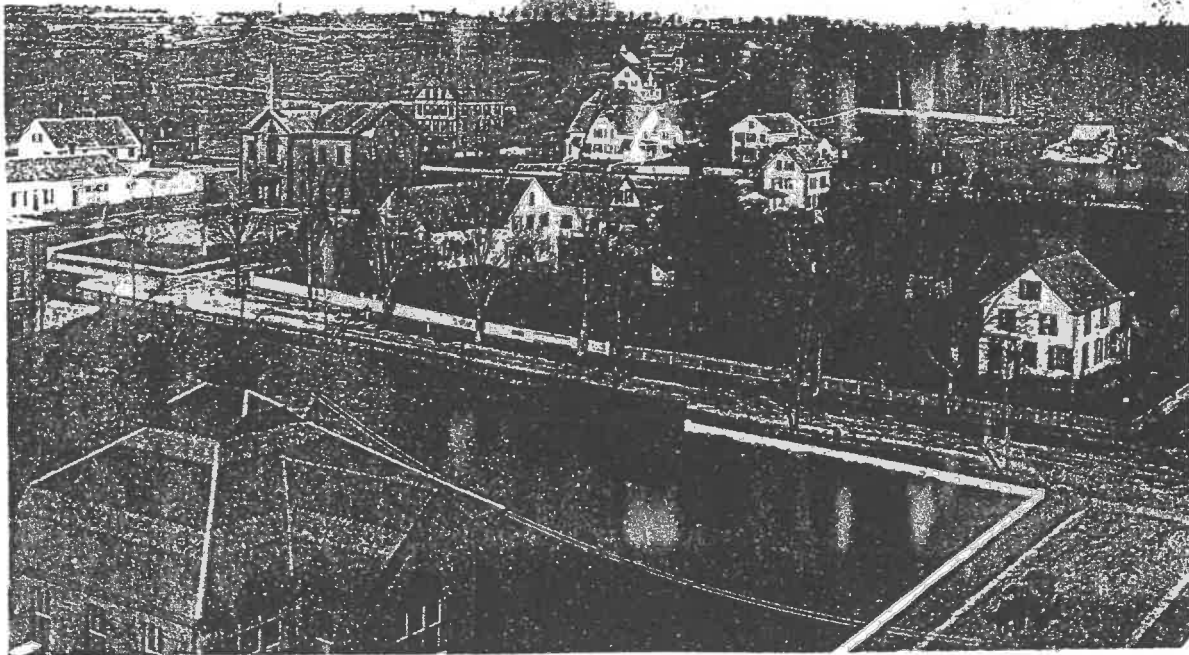
Hopedale

Form No:

B-41-25

Property Name: Draper Corp. Office.

pg 3



Looking east at the area to become the new site of the Corporate offices. The 1880 office building is in the foreground. Social Street is to the right. Most of the buildings seen here no longer exist. Circa 1900



From the corner of Social Street and Hopedale Street looking east.  
Draper Corporation Cotton Chats December, 1911 # 110

Top photograph from the Hopedale Library Special Photographic Collection

Staple to Inventory form at bottom

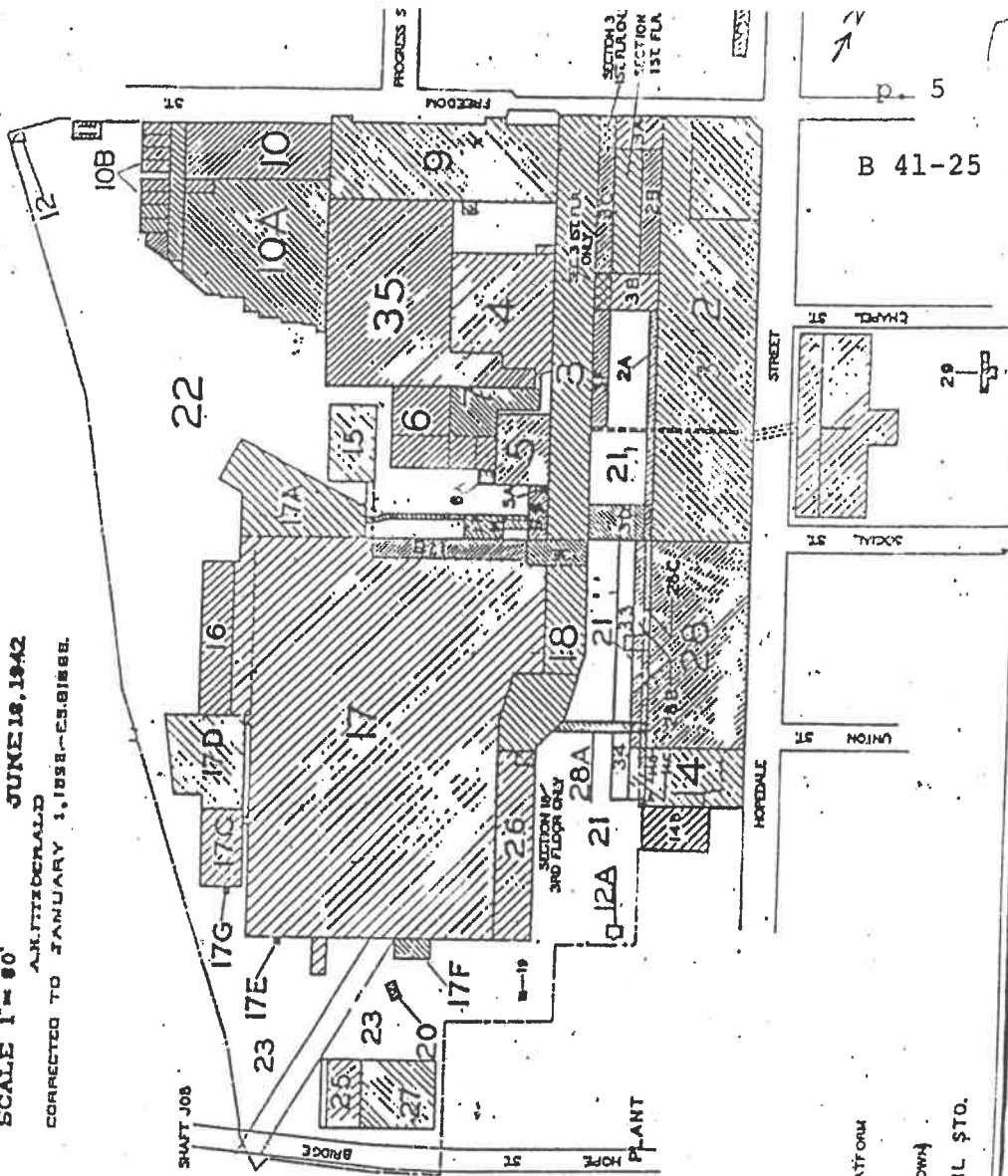
1007

No. Years

- |         |           |
|---------|-----------|
| 1)      | 1910      |
| 2-2b)   | 1882-1930 |
| 3-3g)   | 1900-1901 |
| 4)      | 1951      |
| 5-5a)   | 1900-1901 |
| 6-6a)   | 1900-1926 |
| 7)      | 1951      |
| 8)      |           |
| 9)      | 1901-1917 |
| 10-10b) | 1930-1939 |
| 11)     |           |
| 12-12a) |           |
| 13)     | 1841      |
| 14-14c) | 1941-1942 |
| 15)     | 1894-1910 |
| 16)     | 1884-1902 |
| 17-17g) | 1884-1902 |
| 18)     | 1895      |
| 19)     |           |
| 20)     |           |
| 21)     |           |
| 22)     |           |
| 23)     |           |
| 24)     |           |
| 25)     | 1922-1950 |
| 26)     | 1887-1937 |
| 27)     | 1922-1950 |
| 28-28c) | 1941-1942 |
| 29)     |           |
| 30)     |           |
| 31)     |           |
| 32)     |           |
| 33)     | 1941-1942 |
| 34)     | 1941-1942 |
| 35)     | 1951      |

DRAPER CORPORATION  
HOPEDALE MASS.  
**PLANT SECTION PLAN**  
SCALE 1"=80'  
JUNE 18, 1942  
AMT:TD:CALD  
CORRECTED TO JANUARY 1, 1938-ESB:1888

- |     |                                    |
|-----|------------------------------------|
| NO. | SECTION                            |
| 1   | MAIN OFFICE                        |
| 2   | ERECTING SHOP                      |
| 2A  | LOADING PLATFORM                   |
| 2B  | LOOM LOADING SHED                  |
| 3   | MACHINE SHOP                       |
| 3A  | CENTER CONNECTING SHOP             |
| 3B  | NORTH CONNECTING SHOP              |
| 3C  | PLANER ROOM                        |
| 3D  | SOUTH CONNECTING SHOP              |
| 3E  | BRICK TEMPLE SHOP                  |
| 3F  | FRAME WORK MILLING                 |
| 3G  | PAINT DRYING SHOP                  |
| 4   | BLACKSMITH SHOP                    |
| 5   | SUPPLY ROOM                        |
| 5A  | GENERATOR ROOM                     |
| 6   | POWER PLANT                        |
| 6A  | PUMP ROOM                          |
| 7   | STEEL STORAGE                      |
| 8   |                                    |
| 9   | CARPENTER SHOP                     |
| 10  | DRY STO. & ROUGHING ROOM           |
| 10A | LUMBER SHED, 10B DRY NILE          |
| 11  | OIL HOUSE                          |
| 12  | NO. 2 HOSE HOUSE                   |
| 12A | NO. 1 HOSE HOUSE                   |
| 13  | RED SHOP                           |
| 14  | SHEET METAL SHOP                   |
| 14A | PLATFORM                           |
| 15  | PATTERN SAFE                       |
| 16  | SAND SHED                          |
| 17  | FOUNDRY                            |
| 17A | IRON SHED                          |
| 17B | FOUNDRY PATTERN STORAGE            |
| 17C | BRASS FOUNDRY                      |
| 17D | FLASK STORAGE                      |
| 17E | SWITCH HOUSE                       |
| 17F | CORE OVENS                         |
| 17G | SWITCH HOUSE                       |
| 18  | WOODEN TEMPLE SHOP                 |
| 19  | VAPORIZER HOUSE                    |
| 20  | SEWER PUMP HOUSE                   |
| 21  | SHOP YARD INSIDE                   |
| 22  | SHOP YARD WEST                     |
| 23  | SHOP YARD SOUTH TO HOPE ST.        |
| 24  | SHOP YARD LUMBER                   |
| 25  | PAINT STORAGE                      |
| 26  | SOUTH SHOP                         |
| 27  | GARAGE                             |
| 28  | ADDITION NO. 24                    |
| 28A | FILLING STATION                    |
| 28B | 28B TRAIN SHED                     |
| 28C | 28C LOADING PLATFORM               |
| 30  | RIFLE RANGE (NOT SHOWN)            |
| 31  | OIL PUMP HOUSE                     |
| 32  | SCALE HOUSE (LOWER YARD NOT SHOWN) |
| 33  | BOX SHOOK BUILDING                 |
| 34  | TENEMENT MAINTENANCE               |
| 35  | STEEL STORAGE BUILDING             |



B 41-25

p. 5